

**WILKES
GREEN
HILL**

Residential & Commercial
Estate Agents
Letting Agents

28 Drovers Terrace, Penrith, Cumbria, CA11 9EN



- **Well Presented Mid Terrace House**
- **Close to Penrith Town Centre**
- **Living Room + Dining Kitchen/Day Room**
- **3 Bedrooms + Bathroom with Shower Over Bath**
- **Gas Central Heating + uPVC Double Glazing**
- **Enclosed Rear Garden + Off Road Parking Space**
- **Sorry No Pets**
- **EPC Rate D**

PCM £640 PCM

This newly refurbished mid terrace family home offers comfortable living space comprising: Living Room, Dining Kitchen/Day Room, 3 Bedrooms and a First Floor Bathroom with a Shower over the Bath. Outside is a Forecourt Garden, a Low Maintenance Rear Garden and an Off Road Parking Space. The property also benefits from uPVC Double Glazing and Gas Central Heating.

Location

From the centre of Penrith, head up Sandgate and turn left at the mini-roundabout into Meeting House Lane, which becomes Drovers Lane, Drovers Terrace is on the left hand side, just beyond St Catherine's School

Amenities

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 16,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage, gas and electricity are connected to the property. The council tax is band B

Fees

On signing the tenancy agreement you will be required to pay:

Rent £640

Refundable tenancy deposit: £735

FEES DURING YOUR TENANCY:

TENANCY AMENDMENT FEE, where requested by the tenant - £48 (inc. VAT)

EARLY TERMINATION OF TENANCY, where requested by the tenant - £480 (inc. VAT)

Plus an rent due under the terms of the signed tenancy agreement

DEFAULT FEE - replacement of lost key/security/safety devices - £48 (inc. VAT)

Plus any actual costs incurred

DEFAULT FEE – unpaid rent - 3% over base

for each date that the payment is outstanding and applies to rent which is more than 14 days overdue

Applications will not be processed until the property has been viewed and we have received proof of ID: A passport or driving licence together with proof of current address in the form of a utility bill or bank statement (under 3 months old)

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Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Entrance

Through a part glazed door to the;

Hall

Stairs lead to the first floor and a door leads to the;

Living Room 13'5 x 13'1 (4.09m x 3.99m)

There is an electric flame effect fireplace in a wood effect surround and a shelved niche to each side. Two uPVC double glazed windows face to the front and there is a double radiator, a TV aerial point and a door to the;



Dining Kitchen 7'10 x 16'6 + 9'1 x 7'11 (2.39m x 5.03m + 2.77m x 2.41m)

Fitted with modern grey fronted wall and base units incorporating a stainless steel single drainer sink, mixer tap and tiled splash back. The kitchen is equipped with an electric oven and ceramic hob, with glass splash back and cooker hood above, an upright fridge freezer, washing machine and plumbing/space for a slimline dishwasher. A wall cupboard houses the electric meter and MCB consumer unit. There are two uPVC double glazed windows, a double radiator and TV aerial point. Sliding patio doors lead out to the rear.



First Floor - Landing

A ceiling trap gives access to the roof space above.

Bedroom One 11'9 x 13'5 (3.58m x 4.09m)

Having a uPVC double glazed window, a single radiator. TV aerial lead and a built in wardrobe to one wall providing hanging, shelf and locker storage.



Bedroom Two 9'9 x 9'7 (2.97m x 2.92m)

Having a uPVC double glazed window to the front, a single radiator and a TV aerial lead



Bedroom Three 8'6 x 10'3 (2.59m x 3.12m)

Having a uPVC double glazed window, a single radiator and TV aerial lead. A walk in cupboard houses the gas fired combi boiler providing the hot water and central heating.



Bathroom 5'6 x 8'5 (1.68m x 2.57m)

Fitted with a white 3 piece suite having a Mira shower over the bath, marine board panelling around and a clear screen. There is a chrome heated towel rail, an extractor fan and a uPVC double glazed window.



Outside

There is a small forecourt garden and a passageway runs to the rear of the house over which the neighbour has a right of way.

To the rear is an enclosed, part flagged. part gravelled garden with flower and shrub borders. A pedestrian gate leads to an off road parking space, accessible from Cross Lane



GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.

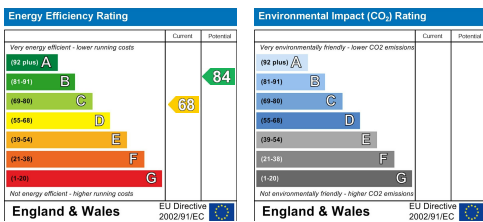


1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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