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## To Let

**2 Chapel Cottages  
Kirkby Thore  
Penrith  
Cumbria  
CA10 1UP**



- **Semi Detached Property**
- **Rural Location**
- **Off Road Parking**
- **£675 per calendar month**

## **LOCATION**

2 Chapel Cottages is situated in the village of Kirkby Thore within the Eden District. Kirkby Thore offers local amenities including village shop, post office and school. Just a short distance away from the A66 and Penrith, in the county of Cumbria. The town of Penrith is located just 10 miles west of the land and the City of Carlisle some 29 miles to the north-west. The land is situated in a convenient position just a short distance from the A66.

## **DESCRIPTION**

2 Chapel Cottage is a three-bedroom property with spacious living accommodation arranged as follows:

### **Ground Floor**

Kitchen / Dining Room – with a lino floor, plaster painted / part tile walls and plaster painted ceiling, wall units with electric oven and hob.

Sitting Room – with carpeted flooring, plaster painted walls and ceiling, UPVC double glazed window and electric fire.

Utility Room – With Lino Floor and plumbing for washing machine.

### **First Floor**

Bedroom 1 – Small single room with plaster painted walls and ceiling, UPVC double glazed window with fixed blinds and radiator.

Bedroom 2 – Single room with plaster painted walls and ceiling, UPVC double glazed window and radiator.

Bedroom 3 – Double room with plaster painted walls and ceiling, UPVC double glazed window and radiator.

Bathroom – Bath with shower over, wash hand basin and WC.

Externally there is an enclosed substantial garden to the rear with garden shed and parking for 2 cars at the front of the property.

## **RENTAL**

The property is to be let on an Assured Shorthold Tenancy at a rental of £675 per calendar month on an unfurnished basis.

## **DEPOSIT**

A deposit of £675 will be payable at the onset of the Tenancy.

## **ENERGY PERFORMANCE CERTIFICATE**

EPC Rating is E44. A copy of the Energy Performance Certificate can be downloaded from the Edwin Thompson website.

## **COUNCIL TAX**

According to the Valuation Office Website, the property is contained within the Westmorland and Furness Council and listed as Band B. Prospective tenants should check the exact Council Tax payable directly with Westmorland and Furness Council.

## **SERVICES**

The property is connected to mains water, electricity, oil and drainage. The property is fitted with a oil boiler and oil fired central heating.

## **VAT**

All figures quoted are exclusive of VAT where applicable.

## **TENANCY AGREEMENT**

The tenant will sign a standard tenancy agreement prior to taking occupation of the property. A copy of the agreement is available for viewing at the office.

## **APPLICATIONS**

Application forms are available from this office.

All applicants **must** be over the age of 18.

## **VIEWING**

The property is available to view by prior appointment with the Carlisle Office of Edwin Thompson LLP.  
Contact:

Lauren Strand

[l.strand@edwin-thompson.co.uk](mailto:l.strand@edwin-thompson.co.uk)

## **NOTES**

- Non smokers only to apply
- No Pets

## Tenant Fees- Permitted fees:

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

Holding deposit (a maximum of 1 week's rent)

Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above)

Payments to change a tenancy agreement eg. change of sharer - £50 or, if higher, any reasonable costs incurred.

Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs)

Utilities, communication services (eg. telephone, broadband), TV licence and council tax

Interest payments for the late payment of rent - 3% above Bank of England's annual percentage rate.

Cost incurred for replacement of lost keys or other security devices

Contractual damages in the event of the tenant's default of a tenancy agreement

and

Any other permitted payments under the Tenant Fees Act 2019

Edwin Thompson LLP is a member of RICS which has a client money protection scheme and is also a member of The Property Redress Scheme which is a redress scheme. You can find out more details on the agent's website: [www.edwinthompson.co.uk](http://www.edwinthompson.co.uk) or by contacting the agent directly on 017687 72988.

