



5 Tara Hill, Penrith, CA11 9JE

Guide Price **£210,000**

PFK

5 Tara Hill

The property:

CHAIN FREE - Offering well presented accommodation over three floors, this stylish, modern townhouse provides bright and flexible living space briefly comprising: hallway, dining kitchen, living room, four double bedrooms, bathroom and shower room. The property benefits from TV points in the living room, kitchen and all the bedrooms. Externally, there is a small, enclosed front forecourt and to the rear, a lovely paved and gravelled patio garden. The property also has the advantage of private parking space and a garden shed with power supply.

This is an opportunity to acquire a lovely first/second time home or would be equally suitable for investment purposes as holiday or letting accommodation.

- Modern 3 storey townhouse
- 4 double bedrooms
- Bright & modern interior
- Offroad parking
- Triple glazed throughout
- Tenure: Freehold
- Council Tax: Band C
- EPC rating C





5 Tara Hill

Location & directions:

Tara Hill is a small development of modern townhouses conveniently located to the north of the town and yet within easy walking distance of the town centre and its varied amenities eg primary and secondary schools, shops, supermarkets, banks, hotels and public houses, bus and railway stations, castle and park and a good selection of sports/leisure facilities. For those wishing to commute there is easy access to the A6 and M6 and the Lake District National Park is also within easy reach.

Directions

From the centre of Penrith, head up Castlegate, cross over the two mini roundabouts and drive down Brunswick Road. At the bottom of the hill where the road bears to the left, move into the left lane and continue up Stricklandgate, which becomes Scotland Road. Cross over the mini roundabout and follow the road around the right hand corner, Tara Hill is on the left hand side.



ACCOMODATION

Entrance Hallway

Accessed via partly glazed entrance door. Stairs to first floor accommodation.

Dining Kitchen

13' 9" x 10' 10" (4.20m x 3.30m)

A dual aspect room with windows to front and side. Good range of modern, wall and base units, complementary worktops incorporating sink/drain unit, tiled splashbacks, built in electric oven and hob with extractor over, integrated fridge freezer and tumble dryer, under counter washing machine, and wall mounted boiler. The dining area has ample space for dining table and chairs.

Cloakroom/WC

With wash hand basin and WC.

Living Room

14' 5" x 13' 1" (4.40m x 4.00m)

A good sized living room with rear aspect window and glazed door leading out to the rear patio.

FIRST FLOOR LANDING

With useful built in storage cupboard.

Bedroom 1

8' 10" x 14' 5" (2.70m x 4.40m)

A large double bedroom with window to rear aspect.

Bathroom

With obscured window to side aspect, heated towel rail and three piece, white suite comprising bath with shower over, shower screen and wall boarding, wash hand basin with tiled splashback and WC.

Bedroom 2

11' 10" x 14' 5" (3.60m x 4.40m)

A bright 'L' shaped room with three windows (two to front and one to side)



SECOND FLOOR

Bedroom 3

11' 10" x 13' 1" (3.60m x 4.00m)

A large double bedroom with window to rear aspect.

Shower Room

With window to side aspect, heated towel rail, tiled splashbacks and three piece, white suite comprising shower in cubicle, wash hand basin and WC

Bedroom 4

11' 10" x 11' 10" (3.60m x 3.60m)

Another good sized, double bedroom with window to front aspect.

EXTERNALLY

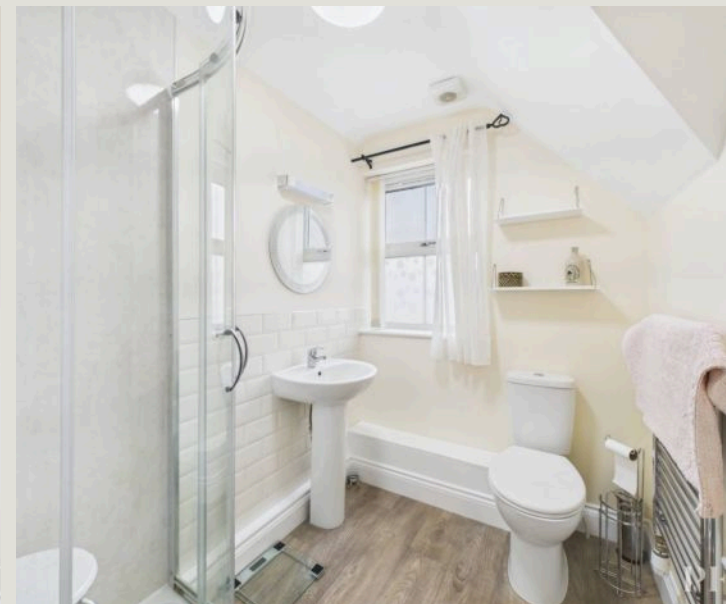
Garden

There is a small, easy to maintain forecourt at the front of the property enclosed with metal railings. To the rear is a paved and gravelled patio garden area with boundary fencing, providing a lovely space for dining/sitting out. Shed with power supply.

Driveway

1 Parking Space

The property benefits from offroad parking space to the rear of the property.





ADDITIONAL INFORMATION

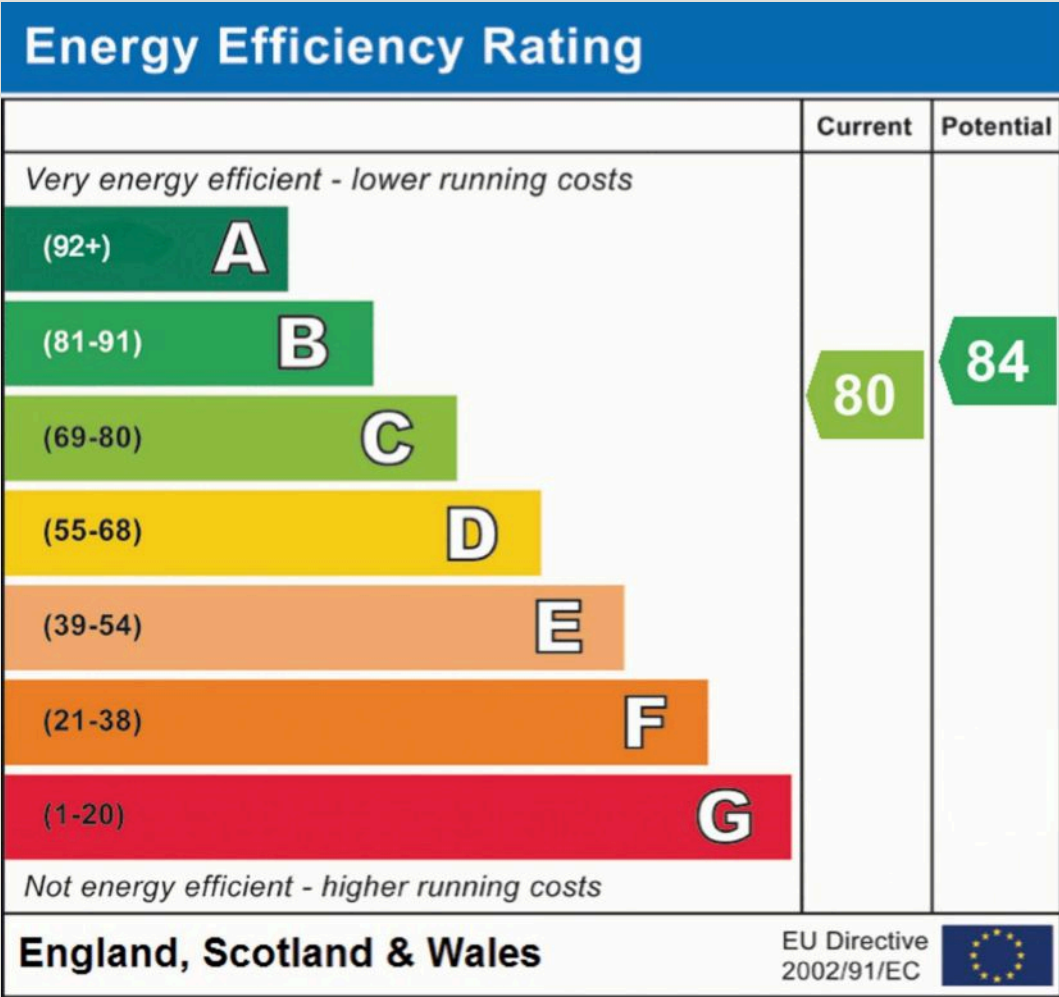
Services

Mains electricity, gas, water & drainage. Gas fired central heating and triple glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.







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