

Hole Garth Ousby, Cumbria, CA10 1QA



- **Village Location**
- **Recently Refurbished Detached Bungalow Available September 2019**
- **Living Room + Kitchen Dining Room + Utility + 3 Bedrooms + Bathroom**
- **Upvc Double Glazed Window + Oil Fired**
- **Gardens To Front and Rear + Garage + Fuel Store + Wc**
- **EPC Rate E**

PCM £750 PCM

Located on the fringe of Ousby a detached bungalow offering Breakfast kitchen, utility room, living room, three bedrooms and a bathroom. Upvc double glazing, oil fired central heating . Garage, store room and WC. Gardens to the front and rear. EPC Rate E

Location

From Penrith take the A686 signposted to Alston travel through Langwathby at the cross roads turn right for Ousby, travel through the village down the hill and Hole Garth is the first property on your right hand side.

Amenities

In Ousby, there is a public house, sub post office and children's playground. In the village of Melmerby, approximately 2 miles there is a public house and a specialist bakery with a restaurant. In Langwathby, approximately 4 miles, there is an infant and primary school, a village shop with Sub Post Office, Church and a public house. All main facilities are in Penrith, approximately 8 miles. Penrith is a popular market town with a population of around 16,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg College. 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, private drainage and electricity are connected to the property. Heating is oil fired boiler providing hot water and heating. Council Tax Band D

Please note that this property is situated in a rural location neighbouring a working farm.

Fees

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

Rent £750

Refundable tenancy deposit: £865

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)

WILKES-GREEN + HILL LTD is a member of The Property Ombudsman

WILKES-GREEN + HILL LTD is a member of a client money protection scheme operated by Propertymark

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a part glazed door to the

Hall

Ceiling light, smoke alarm, room thermostat, radiators,



Living Room 17'10 x 14'5 (5.44m x 4.39m)

Wall and ceiling light, uPVC double glazed window the front, stone fireplace with an open fire, curtain rod, new carpet.



Breakfast Kitchen 18'2 x 11'10 (5.54m x 3.61m)

Strip lights, a range of base and wall units, housing for a fridge freezer, double radiator, uPVC double glazed window to the front, curtain pole, vinyl flooring, airing cupboard with shelving.



Utility Room 8'7 x 6'11 (2.62m x 2.11m)

Ceiling light, oil fired warm flow boiler, electric fuse board, uPVC double glazed window, vinyl flooring and a cast iron sink.



Bedroom One 13'4 x 7'11 (4.06m x 2.41m)

Ceiling light, built in cupboard with sliding doors, double radiator and a uPVC double glazed window to the front



Bedroom Two 12' x 10'11 (3.66m x 3.33m)

uPVC double glazed window to the rear, curtain track, radiator. Built in cupboard with sliding door.



Bedroom Three 10'11 x 11'8 (3.33m x 3.56m)

uPVC double glazed window, curtain track, double radiator. Built in cupboard with sliding door.



Bathroom 10'11 x 5'1 (3.33m x 1.55m)

Four piece bathroom suite wash hand basin, WC, shower cuicle and a bath, ladder style chrome radiator, shaver socket vinyl flooring.



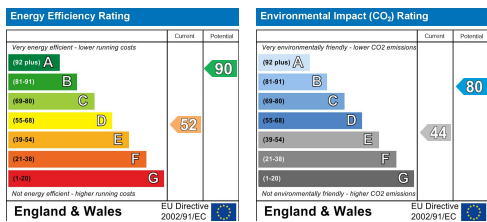
Outside

Front

Driveway and lawn.

Rear

Oil tank driveway, garage with up and over door, WC, fuel store.



Email - welcome@wilkesgreenhill.co.uk
Visit our Website - www.wilkesgreenhill.co.uk

Disclaimer
These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Wilkes-Green + Hill Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

Data Protection
We retain the copyright in all advertising material used to market this Property.

9 + 10 Angel Lane
Penrith
Cumbria
CA11 7BP

T: 01768 867999
F: 01768 895033
info@wilkesgreenhill.co.uk
www.wilkesgreenhill.co.uk

Registered in England and Wales No. 3210913
Registered Office: 9 + 10 Angel Lane, Penrith

