

12 Foster Street, Penrith, Cumbria, CA11 7PD



- **Traditional Cottage in a Convenient Location for Penrith Town Centre**
- **Lounge Dining Room, Kitchen + Rear Porch**
- **Two Bedrooms + Ground Floor Bathroom**
- **Gas Fired Central Heating + uPVC Double Glazing**
- **Small Rear Yard with Bin Store + Outhouse**
- **EPC Rate D Pets by negotiation**

£520

Located on the fringe of Penrith this cottage offers one reception room, kitchen, ground floor bathroom, and two bedrooms. Double glazing and gas fired central heating. Resident parking permit available. The property is unfurnished and available March 2018. EPC Rate D. Pets by negotiation

Location

From the centre of Penrith, head up Castlegate, cross over the mini roundabout and take the 2nd exit at the next mini roundabout. Drive down Brunswick Road and follow to the left at the bottom of the hill. Keep in the left hand lane and follow Scotland Road up the hill. Fork left into Foster Street, just beyond the Taste of Bengal, number 12 is on the left hand side.

Amenities

Penrith is a popular market town with a population of around 15,000 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 2 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.

Fees

FEES - BEFORE YOU MOVE IN:

Reference Application Fees are £168 (inc. VAT) for a couple sharing the same address or £108.00 (inc. VAT) for a single applicant.

If a Guarantor is required the fee will be £60.00 (inc.VAT).

FEES - DURING YOUR TENANCY:

Tenancy Agreement Amendment Fee £60 (inc. VAT): RENEWAL FEE (if at tenants request) £60(inc.VAT) Proof of ID. Photographic - passport or driving licence (both parts are required) and also proof of current address in the form of a utility bill or bank statement (under 3 months old)

The referencing company is FLS and application forms can be downloaded direct from www.tenantref.co.uk or requested from our office. Once we have received the application fee and documentation, a reserved is placed on the property

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Entrance

Through a uPVC double glazed door to the

Hall

Having stairs leading to the first floor and a door to the

Reception 14'8x9'10 (4.47mx3.00m)

Having a feature fireplace with; a brick hearth and back and a painted stone surround. A shelved niche with a floor cupboard houses the gas and electric meters and the MCB consumer unit. A uPVC double glazed window to the front. There is a double radiator, T.V and telephone point. There is access to the under stair store and an open doorway to the

Kitchen 7'2x13'6 (2.18mx4.11m)

Being fitted with; wood fronted base units and green stone effect work surface with a stainless steel single drainer and mixer tap. There is an electric oven and gas hob, a fridge freezer, extractor fan, a double radiator and a single glazed door to the

Rear Porch

Having; a polycarbonate roof, quarry tiled floor, uPVC double glazed windows and a door to the rear yard. A Door leads to the

Bathroom 7'2x6'9 (2.18mx2.06m)

Being fitted with; a white enamelled bath having a mixer shower taps and a wall-mounted wash basin. A gas fired combi boiler provides hot water and central heating. an automatic washing machine. The walls are part tiled, the floor is tiled and there is a double radiator. A Door leads to the

WC

Having a lavatory, tiled floor, single radiator and skylight

First Floor

Bedroom One 13'11x9'11 (4.24mx3.02m)

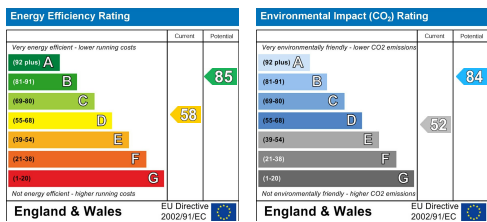
Having a double radiator and a uPVC double glazed window to the front.

Bedroom Two 7'6x14'1 (2.29mx4.29m)

Having a double radiator, a uPVC double glazed window to the rear, a ceiling trap to the roof space, a T.V aerial lead.

Outside

To the rear of the property there is a small enclosed yard with a bin store and an outhouse



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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

