

**WILKES
GREEN
HILL**

Residential & Commercial
Estate Agents
Letting Agents

2 Margarets Way, Appleby-In-Westmorland, Cumbria, CA16 6SA



- **Semi Detached Bungalow**
- **One Reception Room + Newly Fitted Kitchen + Sun Porch**
- **2 Double Bedrooms + Bathroom**
- **Upvc Windows + Electric Heating**
- **Single Garage + Gardens**
- **Pets by Negotiation**
- **EPC Rate E**

PCM £600 PCM

Located at the head of the cul de sac the bungalow situated on a corner plot offers the following accommodation, one reception room kitchen bathroom two double bedrooms sun porch single garage and gardens. Electric heating upvc windows. Available April 2019 pets by negotiation EPC Rate E

Amenities Appleby

Appleby is an attractive market town in the upper Eden Valley with a population of approximately 2,500 people and is of historical interest. The town has a range of shops, a Primary and a Secondary School. Leisure facilities include a Swimming Pool, an 18-hole golf course and bowling green. A larger shopping centre is Penrith 14 miles away. 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.

Directions

From Penrith travel along the A66 to Appleby, travel through the town up towards the castle turn right into Colby Lane take the third turn right into Margarets Way and the bungalow is the first on the left hand side.

Porch

Upvc door, cloak cupboard, ceiling light and smoke alarm

Kitchen 8'2x8'11 (2.49mx2.72m)

Built in wall cupboards, a range of shaker style base and wall units, wood effect work top, electric hob, electric built under oven and grill, pantry, stainless steel sink, lino flooring door to reception room.



Reception Room 17'11x10'5 (5.46mx3.18m)

Ceiling light, night storage heater, Adam style fireplace, housing an electric fire upvc windows,

Bathroom

Ceiling light, bath with triton TBO shower over, shower screen, part tiled walls, wash hand basin, WC upvc window.

Bedroom 1 13'2x10'5 (4.01mx3.18m)

Ceiling light , night storage heater,



Bedroom 2 9'9x9'10 (2.97mx3.00m)

Ceiling light, night storage heater, upvc window and curtain track.



Sun Porch

Plumbing for an automatic washing machine power points.



Outside

Front

Laid to lawn, flower beds

Side

Lawn and hedges

Rear

Lawn



Garage

Up and over door , rear door leading to rear garden.

Fees

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

Rent £600

Refundable tenancy deposit: £690

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

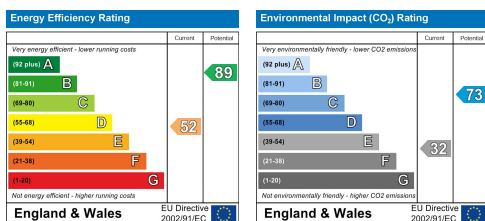
for each date that the payment is outstanding and applies to rent

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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