



## 21, MACADAM GARDENS, PENRITH, CUMBRIA, CA11 9HS

A MODERN DETACHED HOUSE WITH AN OPEN OUTLOOK, TIERED GARDEN, THREE BEDROOMS, LIVING ROOM, KITCHEN/DINING AREA, GROUND FLOOR WC, FAMILY BATHROOM, EN SUITE SHOWER, ATTACHED GARAGE.

**RENT - £750.00 PCM**

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**Description** - 21 Macadam Gardens is a detached two storey house with an open aspect looking down the close and a predominantly hard landscape rear garden.

**Location** - from the centre of Penrith head north up Middlegate and Stricklandgate, turning right onto Drovers Lane by the Esso Garage. Turn left onto Macadam Way then first right onto Macadam Gardens following the road round to the left. The property is then in front of you.

## **Accommodation**

### **Ground Floor**

#### **Entrance Hall**

**Ground Floor WC** - with WC, vanity unit basin, mirror and sealed light unit.

**Living Room - 3.31m (av) x 4.09m** - Wall mounted gas fire, radiator, sealed light unit, power points, central heating thermostat, carbon monoxide detector, telephone point, TV point, under stair cupboard with security system.

**Kitchen/ Dining Room 6.01m x 2.79m** - with wall and base cupboard units and work surfaces with tiled splashback, 13amp socket, electric hob and electric oven. Extractor fan, breakfast bar, tiled floor, dishwasher, washing machine, built-in fridge/freezer, ceiling speaker system, French doors to rear garden.

### **First Floor**

**Landing** - with mains smoke alarm, airing cupboard, store cupboard.

**Family Bathroom** - With panelled bath with tiled surround, WC with single flush cistern, vanity unit basin, extractor fan, radiator, shaver point.

**Rear Double Bedroom One 2.32m x 2.86m** - With built-in wardrobes with mirror doors, wooden floor, sealed light unit, radiator, telephone point, power points.

**En Suite Shower/WC** - With mains fed shower cabinet, vanity unit basin and cupboard, WC with dual flush cistern, mirror, extractor fan.

**Front Single Bedroom 2.65m x 3.53m (max)** - With radiator, built-in wardrobe with mirror doors, power points, sealed light unit.

**Front Single Bedroom Three 1.81m x 2.62m** - with built-in wardrobe with mirror door, wooden floor, radiator, power points.

**Outside** - attached single garage and drive way with off-road parking for one car. Pathway to rear garden, decked lower level, steps to hard landscaped raised area with rockery beyond.

**Services** - the property has mains water, gas and electricity connections and foul drainage. A security system is installed. Smoke alarms and carbon monoxide detectors are present. Central heating is from a gas-fired boiler to a conventional water filled radiator system.

**Lease** - an Assured Shorthold Tenancy is offered for an initial term of 6 months. The term may be extended or renewed by agreement.

**Outgoings.** The tenant will pay the utility charges and the Council Tax. The property is in Band D and tax for 2019 / 2020 is £1,914.41

**Rent** - £750.00 pcm, payable in advance by banker's standing order.

**Deposit** - A deposit of one month's rent will be taken and held in accordance with deposit protection legislation.

**Viewing** - By appointment through Eden Lettings and Management (01768 892777).

**IMMIGRATION STATUS** With effect from the 1st February 2016 all applications for residential tenancies in England are to be subjected to a "Right to Rent" assessment. This is a mandatory legal requirement.

### GENERAL CONDITIONS

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