



THE ANNEXE, MAYBURGH VIEW, EAMONT BRIDGE, CA10 2BQ

A SPACIOUS AND WELL APPOINTED TWO STOREY APARTMENT WITH VIEWS OVER FIELDS TO THE NORTH. COMFORTABLE AND WELL APPOINTED ACCOMMODATION INCLUDES LIVING ROOM, GROUND FLOOR BEDROOM, BATHROOM, DINING KITCHEN, GROUND FLOOR WC, LARGE FIRST FLOOR BEDROOM WITH EN SUITE SHOWER/WC.

RENT - £675.00 PCM

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Description - The property is a two storey addition to a modern house in a quiet village immediately to the south of Penrith. The property has been fitted to an above average standard and offers spacious accommodation with rural outlooks at the rear.

Location - From the Kemplay Roundabout head south on the A6 to Eamont Bridge and turn right at the traffic lights before crossing the River Eamont. The property is about quarter of a mile from the junction on the north side of Skirsgill Lane.

Accommodation -

Ground Floor

Entrance Hall - with cloaks cupboard, radiator, power points, telephone point and smoke alarm.

Living Room - 5.01m x 3.44m with feature gas fire, 3-branch central light, wall lights, carbon monoxide detector, radiator, windows on two walls, power points, TV point, glass panel door.

Ground Floor Bedroom - 2.97m x 4.04m (max) with fitted wardrobes, cupboards and drawers, radiator, pendant light, power points.

Bathroom/WC - 3.27m x 2.33m with board ceiling, panelled bath, pedestal basin, WC, airing cupboard, radiator, mirror, medicine cabinet, sealed light unit.

Kitchen/Breakfast Room - 3.57m x 4.43m with wall and base cupboard units with work surfaces and tiled splashback, electric cooker, GRP sink and drainer, washing machine, refrigerator, radiator, extractor fan.

Back hall - with ground floor WC and boiler and bracket basin.

First Floor

Main Bedroom 5.94m x 5.29m (max) an L-shaped room with large built-in wardrobes and access to an extensive roof storage area. Radiator, dressing table and drawers, pendant light, smoke alarm.

En Suite Shower/ WC 2.57m x 2.14m - shower cabinet with aqua boarding, WC, vanity unit basin and cupboards, radiator, extractor fan and sealed light unit.

Outside. - There is a summer house adjacent to the Annexe for the use of the occupants.

Services - The property has a conventional radiator heating system from a gas-fired boiler. Mains gas, water, electricity and drainage.

Outgoings. The tenant will pay the utility charges and the Council Tax. The property is in Band A and tax for 2019 / 2020 is £1,276.28.

Rent - £675.00 pcm, payable in advance by banker's standing order. A deposit of one month's rent will also be required to be held in accordance with deposit protection legislation.

Lease - An Assured Shorthold Tenancy is offered for an initial term of 6 months, renewal by agreement

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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