

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Swindale Gardens

Penrith, CA11 9FL

£1250 PCM, Deposit £1442





## Area Map



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>97</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>	(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs		EU Directive 2002/91/EC		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

Offered for the first time to the rental market, this recently built three-bed semi-detached home is an ideal property for a younger family or professional couple, located on the northern edge of Penrith on a new development called Saddleback View. The accommodation comprises of three bedrooms, with the master being ensuite, a living room, a dining kitchen, family bathroom, and a ground floor cloakroom. There is a good sized south facing garden to the rear which is securely fenced, and out to the front there is space to park two cars side-by-side on a block paved drive.

Situated close to the many local amenities to be found in Penrith including independent shops, supermarkets, schools and leisure facilities. Penrith is great for commuters having a railway station on the main West Coast line, and the M6 being easily accessible.

### Tenancy & Compliance Information:

The property will be offered on an Assured Periodic Tenancy. The successful applicant will be provided with the required written tenancy information, including rent, deposit, landlord/agent details, repair responsibilities and



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.