



1A Southwaite Green Mill Country Park , Penrith, CA10 2BY

Guide price £165,000



3



2



1





1A Southwaite Green Mill Country Park

Penrith, CA10 2BY

- Over 55's development
- Large sitting room with feature fireplace
- Integrated appliances in kitchen and utility room
- Third Bedroom currently used as study
- Well presented throughout
- Furnished
- 3 Bedroom with 1 ensuite
- Private position

This beautifully presented park home sits within a well established, gated community for the over 55's, located on the edge of the village of Eamont Bridge, close to Penrith. Sitting on a large corner plot, this property is a haven for those looking for a low maintenance home in a desirable location.

The accommodation briefly comprises of an entrance hall, large light-filled lounge diner with electric fire and dining area, fully fitted contemporary kitchen with integrated appliances and space for a washing machine, two double bedrooms, one with an ensuite shower room, a single bedroom which has been utilised as a study and a stylish bathroom.

The property also benefits from LPG central heating, double glazing, driveway parking and easily managed gardens to three sides. An added benefit is a detached shed, ideal for storage. Perfectly positioned on this wonderful country park, on the edge the village of Eamont Bridge, just minutes away from Penrith market town, and approx. 4 miles from Ullswater Lake, with excellent transport links and amenities close by, including supermarkets, restaurants and shops, a good range of sports/leisure facilities.



Lounge	15'0" x 11'0" (4.58 x 3.36)
Dining Room	10'8" x 8'0" (3.27 x 2.46)
Kitchen	14'11" x 7'1" (4.56 x 2.18)
Entrance Hall	
Bedroom One	9'4" x 9'3" (2.87 x 2.84)
Bedroom One Ensuite	5'7" x 5'0" (1.71 x 1.53)
Inner Hallway	
Bedroom Two	7'9" x 9'4" (2.38 x 2.87)
Bedroom Three/Study	6'6" x 6'5" (1.99 x 1.96)
Bathroom	5'7" x 6'6" (1.72 x 1.99)

Services & Additional Information

Mains water, electricity and drainage. Central heating is powered by LPG gas.

There is a ground rent of around £1466.01 for the year up to 2027 and water rates of £190.26 per year until March 2027

No cats and a maximum of 2 dogs per property are allowed

Please Note





Directions

What3words - ///lizards.snoozing.slipping



These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

Anti-Money Laundering (AML) Checks;

When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

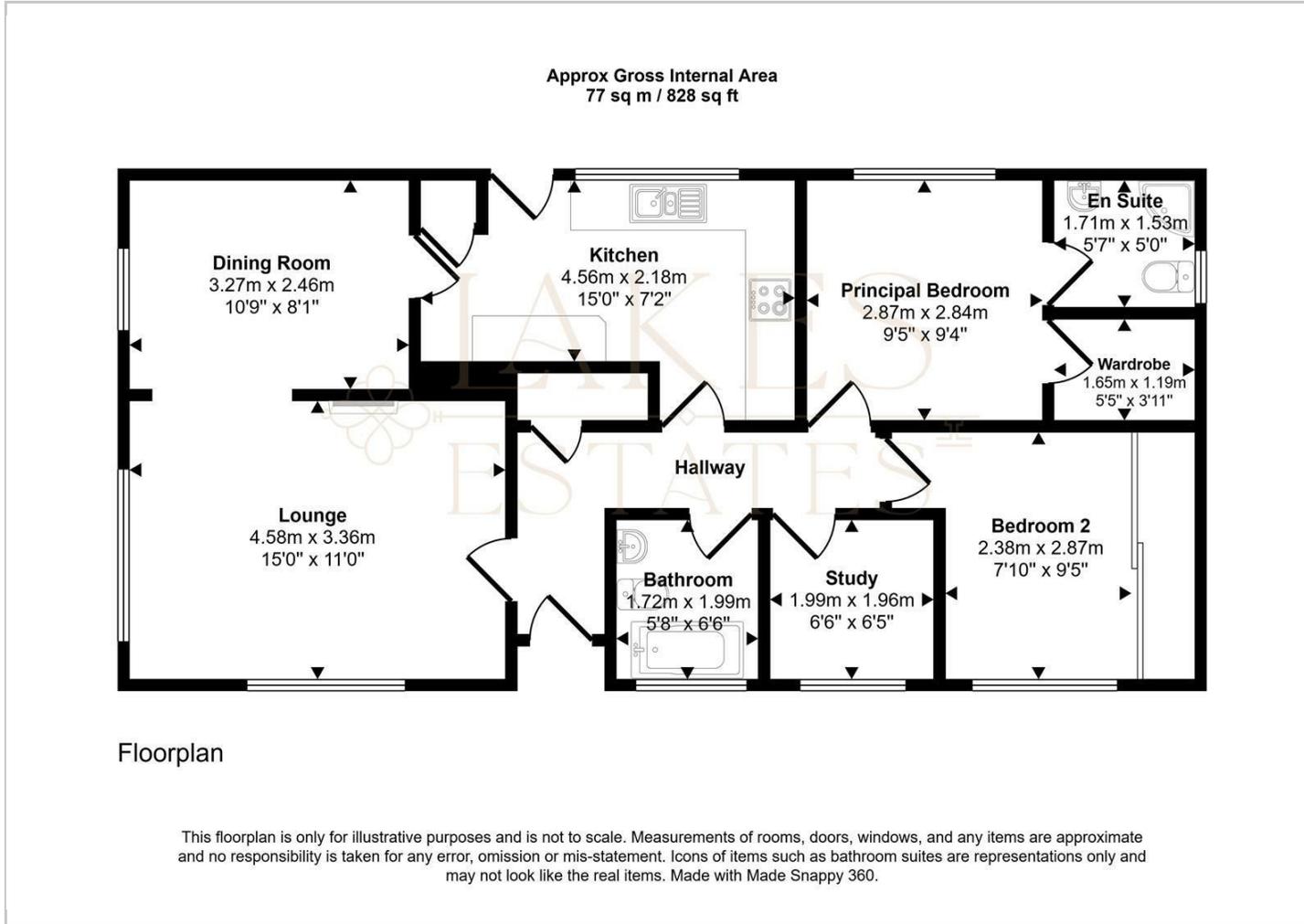
Buying in personal name: £40 (inc. VAT)

Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete.



Floor Plans



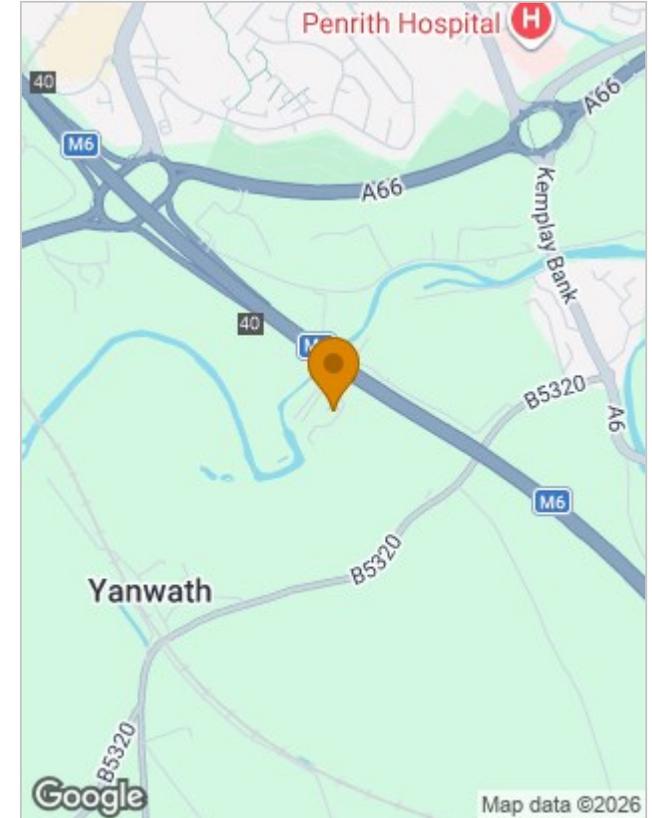
Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Penrith,
Tel: 01768 639300 Email: office@lakesestates.co.uk <https://www.lakesestates.co.uk>

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		