

Residential Investment

For Sale

Stonecross Bungalow Milnthorpe Road Kendal LA9 5HH



Attractive Bungalow; Convenient Position

Location

The property occupies a convenient position on Milnthorpe Road opposite Stonecross Road, approximately one mile south of Kendal town centre. There are good quality houses in the vicinity with access being obtained either on foot from Milnthorpe Road or by car through the grounds of the nearby nursing home – see attached plan.

Description

The premises comprise an attractive two bedroom bungalow which has been built of stone under a pitched slate covered roof. A small extension has been built on the front of the property which benefits from a larger than average garden, which incorporates a single garage.

Accommodation

Entrance Hall 2'10" x 7'0"
Kitchen 9'0" x 6'0"
Bathroom 6'0" x 6'3" with wc, whb and bath
Bedroom (1) 8'0" x 12'0"
Bedroom (2) 7'9" x 12'0"
Lounge 16'6" x 13'5"
Rear Office/Store 4'0" x 5'3"

Outside – Coal House to rear. Single garage in garden 9'9" x 17'6".

Council Tax

Band C. Amount Payable (2010/11) £1,386.17

Services

Mains drainage, mains water, mains electricity. Night storage heater provide heating to the property.

Tenure

Freehold.

Tenancy

The property is occupied by Mr & Mrs Singleton by virtue of an agreement between the sellers and Mr Singleton dated 10th January 1962. This agreement became a Protected Regulated Tenancy on 15th January 1989 and offers protection to Mr & Mrs Singleton. The present rent paid by the tenants is £49.50 per week (£2,574 per annum). In addition the contract will contain a condition to protect the tenant's security of tenure.

Price

Offers in the region of £165,000.

EPC

This has been commissioned and will be made available to potential purchasers.

Legal Costs

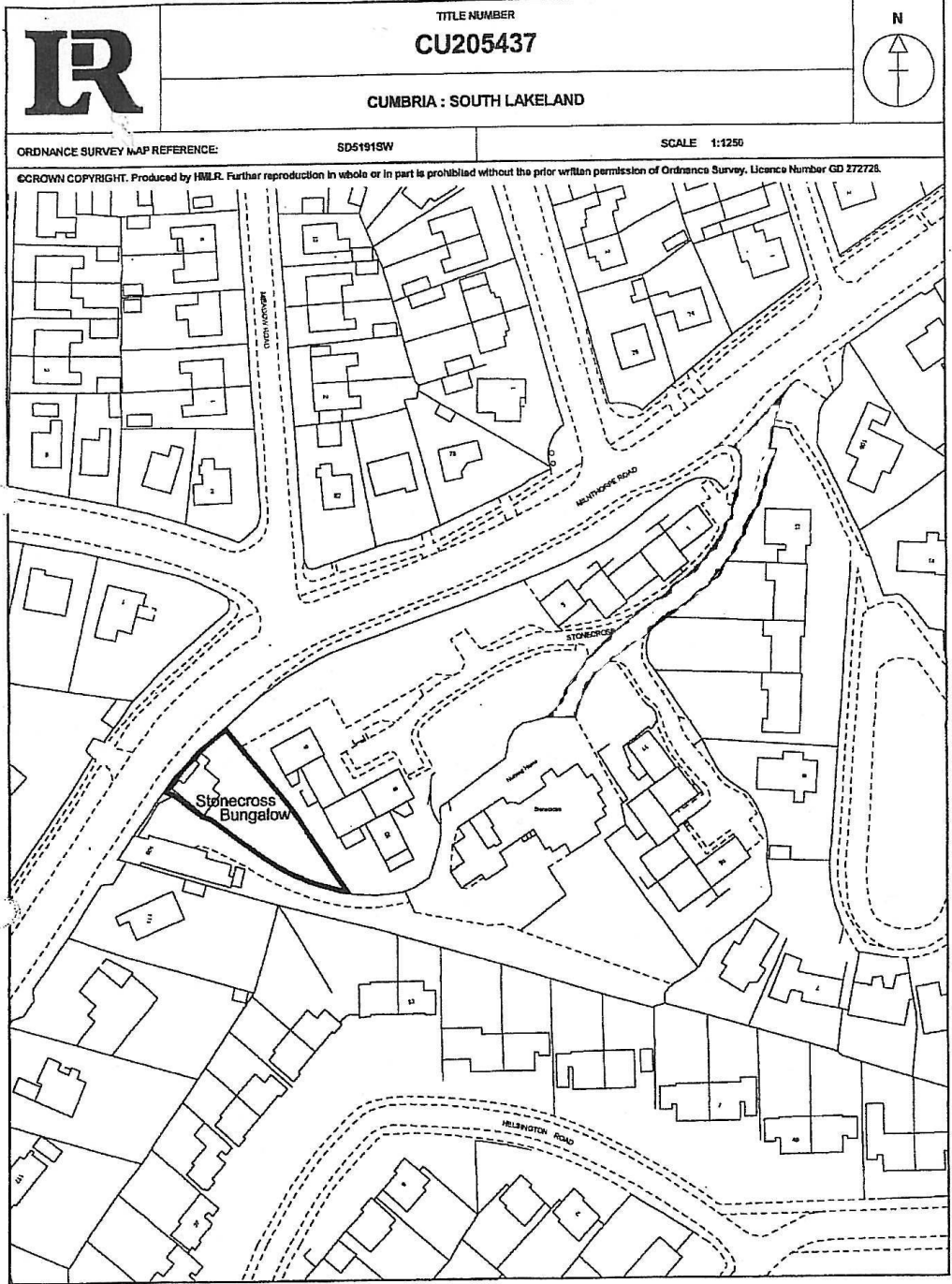
Each party to be responsible for the payment of their own legal fees.

VAT

The property has not been registered for VAT and VAT is therefore not chargeable on the sale price.

Viewing

Peill & Company, tel 0845 450 4444 (Andrew Peill dealing) andrew@peill.com.



IR TITLE NUMBER
CU205437
 CUMBRIA : SOUTH LAKELAND

ORDNANCE SURVEY MAP REFERENCE: SD5191SW SCALE 1:1250

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