

## 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 10<sup>th</sup> January 1962. This agreement became a Protected Regulated Tenancy on 15<sup>th</sup> 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

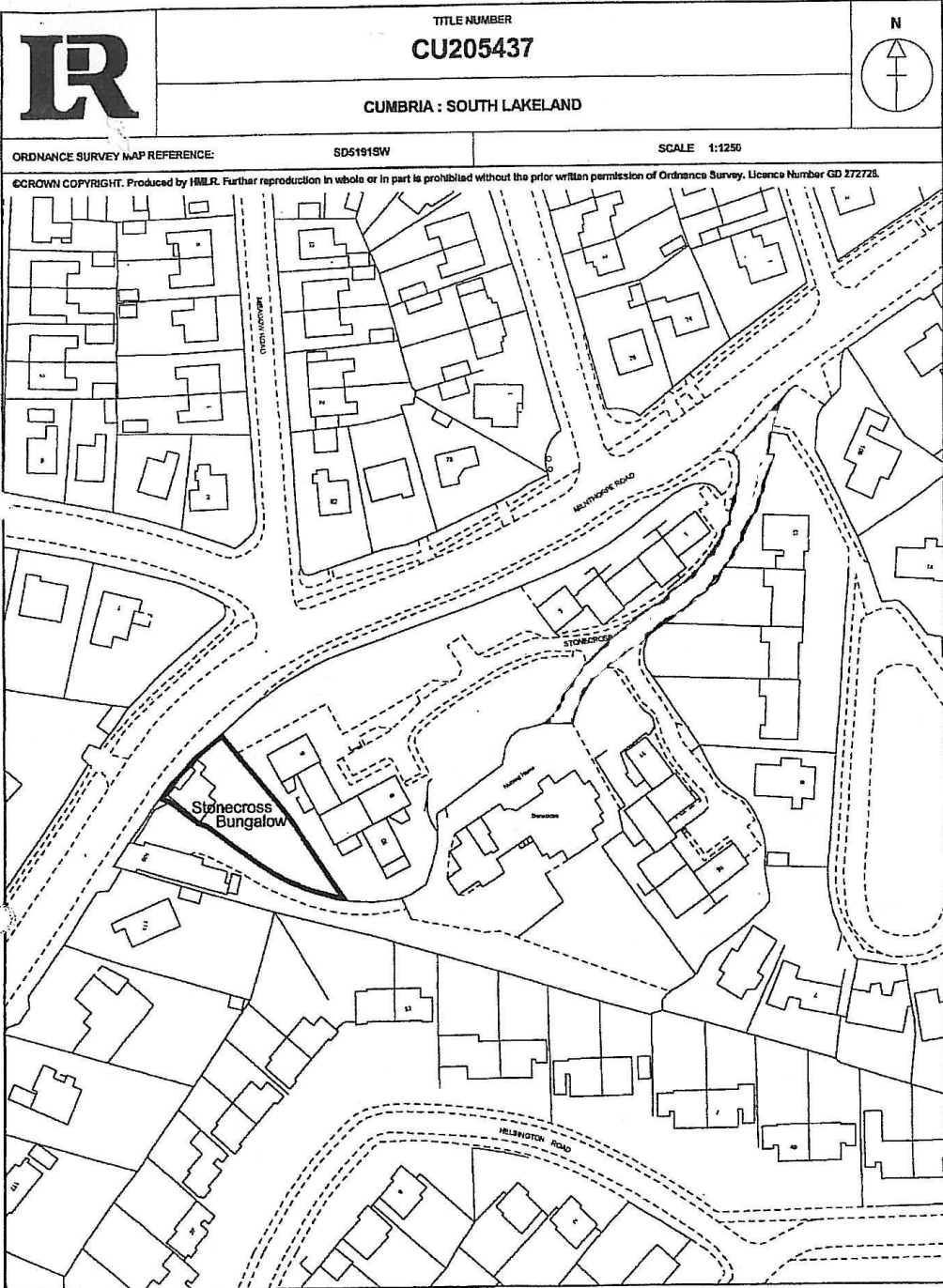
Each party to be responsible for the payment of their own legal fees.

#### 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.



This title plan shows the general position of the boundaries: it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground. For more information see Land Registry Public Guide 7 - Title Plans.

This official copy shows the state of the title plan on 9 March 2005 at 16:31:30. It may be subject to distortions in scale. Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original. Issued on 9 March 2005.

This title is dealt with by the Durham (Baldon House) District Land Registry.

