

# 3 Sunnyside, Shap, Penrith, CA10 3PH

**Guide Price** £190,000

PFK

# 3 Sunnyside

## The Property:

Nestled in a quiet residential street, this charming two bedroom house presents a wonderful opportunity for buyers looking for a well maintained home in a sought after location. The property boasts a welcoming bright and spacious living room, ideal for relaxing or entertaining guests. A modern fitted kitchen, complete with storage and integrated appliances (including an oven and hobs), provides a practical and stylish space for culinary pursuits. The adjoining breakfast bar offers a comfortable spot for dining. Upstairs, two generously sized bedrooms benefit from abundant natural light and neutral décor, ensuring a peaceful retreat at the end of each day. The contemporary bathroom is fitted with a three piece suite (including a bath with shower over, wash basin, and WC) and finished to a high standard. Additional features include double glazing throughout, electric central heating, and useful storage on both floors.

The outside space further enhances the appeal of this delightful home. To the front, a good sized garden area provides an attractive a welcoming approach. The rear yard, fully enclosed for privacy and security, offers a tranquil setting for outdoor dining, gardening, or simply unwinding. Situated within easy reach of local amenities, reputable schools, and excellent transport links, this house combines comfort, practicality, and a desirable location to create a truly inviting home.













# 3 Sunnyside

## Location & Directions:

Shap is a rural village in Cumbria approximately 10 miles south of Penrith. The village benefits from good transport links via the A6 and its proximity to the M6 motorway (Junction 39), providing access to Penrith, Kendal and the wider region. The nearest railway station is located in Penrith, offering connections to destinations including Carlisle, Manchester and London, while local bus services provide links to surrounding villages and towns. Shap offers a range of local amenities, including a village shop, post office, public houses, primary school, church and community facilities.

**Directions**

3 Sunnyside can be located by using the postcode CA10 3PH or by using what 3 words ///wound.craftsman.pedicure

## ACCOMMODATION

**Kitchen / Living Area**
18' 4" x 14' 6" (5.58m x 4.42m)

**Bedroom 1**
10' 6" x 11' 5" (3.21m x 3.47m)

**Bedroom 2**
7' 6" x 7' 5" (2.28m x 2.27m)

**Bathroom**
7' 4" x 5' 2" (2.24m x 1.58m)

## EXTERNALLY

**Yard**

**Garden**

- Large Front Garden
- 2 Bedroom
- End Terrace
- EPC rating F
- Tenure: Freehold
- Council Tax: Band A

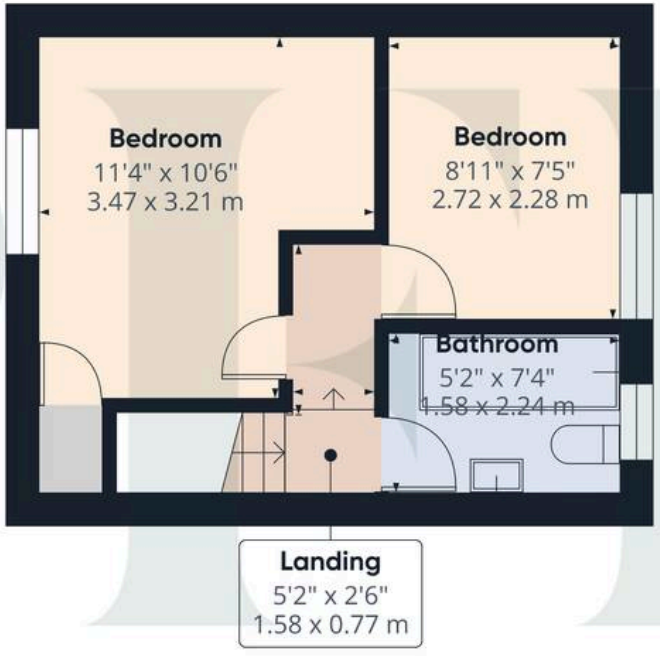









Floor 0







Floor 1

PFK

**Approximate total area**(1)

511 ft²

47.5 m²

**Reduced headroom**

5 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

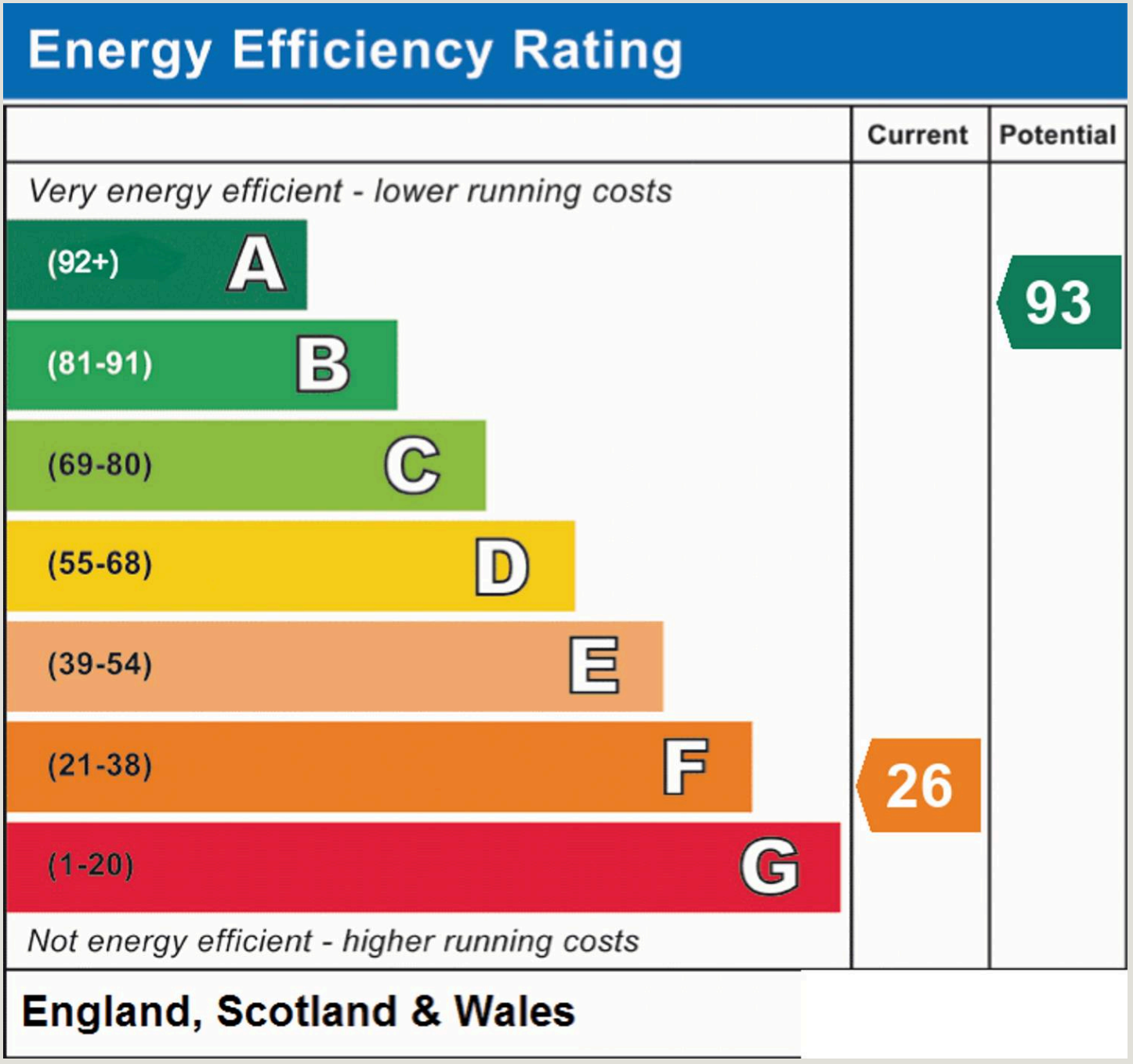
GIRAFFE360

**ADDITIONAL INFORMATION**

**Referral Fee Disclosure**
PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £234 in 2025 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

**Services**
Mains electricity, water & septic tank drainage; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

**Septic Tank**
We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.






## PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk


PFK


The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

RICS Regulated by RICS