



Eamont Bridge

Robin Hood House, Eamont Bridge, Penrith, CA10 2BX

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £80,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/ offer has been accepted.

Discover the potential of this charming end terraced home, offering a fantastic opportunity for those looking to invest in a project and create a bespoke home. With its spacious rooms and prime location, it promises a rewarding endeavour for anyone ready to unlock its full potential. While the interior may be dated, this home allows you to infuse your personal style. Outside, the small rear yard is enclosed by a brick wall boundary, offering a private space with a dedicated storage area.

Starting bid £80,000

Quick Overview

Immediate 'exchange of contracts' available

Being sold via 'Secure Sale'

In need of modernisation

Kitchen/ dining room

Sitting room/ 3rd bedroom

Living room

Utility room

No onward chain

Rear yard

Close to local amenities

Ultrafast Broadband available



2



1



2



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Ultrafast
broadband
available

Property Reference: P0482



Kitchen/Diner



Living Room



Kitchen



Bedroom One

Auctioneers Additional Comments

Pattinson Auction are referred to as The Auctioneer. This auction lot is being sold by either conditional (Modern) or unconditional (Traditional) auction terms and overseen by The Auctioneer. The method of auction sale and the applicable terms and conditions are found on the lot page of this property on The Auctioneers website. The property is available to view strictly by appointment only via any Marketing Agent or The Auctioneer. Please be aware that any enquiry, bid or viewing of the subject property will require your details to be shared between any marketing agent and The Auctioneer so that matters can be dealt with effectively. The property is being sold via a transparent online auction. To submit a bid, all bidders must adhere to a verification of identity process in line with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Auctioneers Additional Comments

The advertised price is commonly referred to as a Starting Bid or Guide Price and is accompanied by a Reserve Price. The Reserve Price is confidential to the seller and The Auctioneer and will typically be within a range above or below 10% of the Guide Price or Starting Bid. These prices are subject to change. An auction can be closed at any time, with The Auctioneer permitting the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this property is available to view upon request and contains details relevant to the legal documentation, enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers obligations and sellers commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price. The deposit will form part of the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum fee which could be up to 7,200 inc VAT) is also payable upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price, and consideration should be given by the purchaser to any Stamp Duty Land Tax liability associated with the overall purchase costs. Both the Marketing Agent and The Auctioneer may consider it necessary or beneficial to pass customer details to third-party service suppliers, from whom a referral fee may be received. There is no requirement or obligation to use any recommended suppliers or services.

Acommodation with approx. dimensions

Ground Floor

Vestibule

Entrance Hall

Kitchen/diner 16' 10" x 8' 6" (5.13m x 2.59m)

Living Room 16' 8" x 10' 4" (5.08m x 3.15m)

Sitting Room/ 3rd Bedroom 11' 8" x 9' 11" (3.56m x 3.02m)

Rear Porch/ Utility Room 8' 9" x 5' 2" (2.67m x 1.57m)

Downstairs WC

First Floor

Bedroom 1 11' 5" x 10' 9" (3.48m x 3.28m)

Bedroom 2 11' 9" x 11' 0" (3.58m x 3.35m)

Bathroom

Outside

Store 5' 3" x 5' 2" (1.6m x 1.57m)

Property Information

Tenure

Freehold (Vacant possession upon completion).

Council Tax

Band C
Westmorland & Furness Council

Services & Utilities

Mains electricity, mains water, mains drainage and mains gas

Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

Directions

From Kemplay Bank Roundabout, take the 3rd exit onto Kemplay Bank/ A6. Go over the bridge, and the property will be on the right hand side

What3words Location ///easy.skip.dragonfly

Viewings By appointment with Hackney and Leigh's Penrith office



Bedroom Two



Sitting Room/Bedroom Three



Bathroom

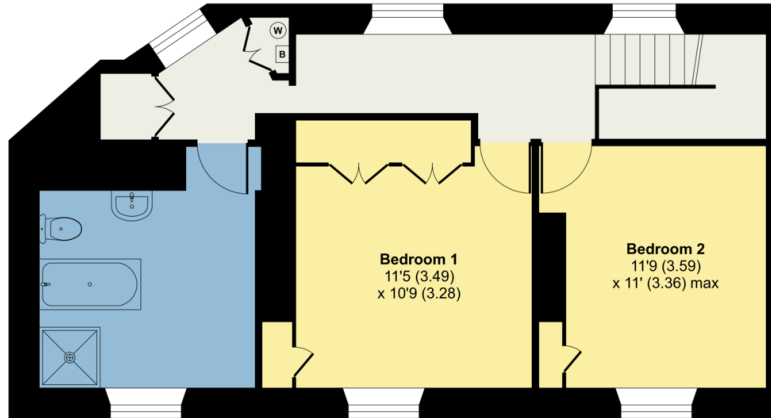


Sitting Room/Bedroom Three

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Approximate Area = 1326 sq ft / 123.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1350687

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