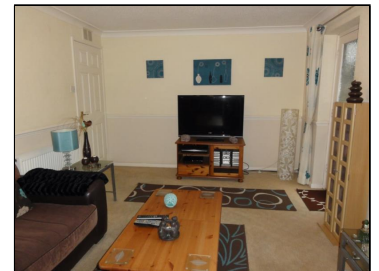
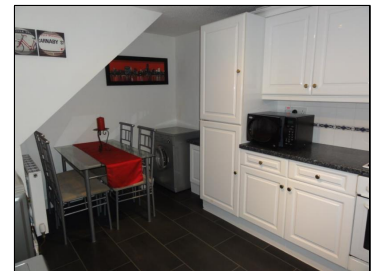


**Asking Rent : £710.00 PCM**

**Chambers Close, Kendal, LA9 5JE**



**Description:**

This is a 2 bedroom terraced house in excellent decorative order in a popular residential area within walking distance to the town centre and local schools. Accommodation comprises of kitchen/breakfast room, lounge, 2 double bedrooms and a bathroom with shower. Outside there is a fully enclosed garden and a garage with driveway. SLDC band C. EPC rated D. No Pets No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. Application fees of £79.20 inc VAT per adult tenant (includes a £19.20 Right to Rent check fee payable to UK Tenant Data direct), plus a tenancy agreement charge of £72, inc VAT, are payable. Guarantor fees, if applicable, will be £42 per Guarantor application.

**Directions:**

From Kendal town centre follow the one way system signs to A65. Continue south along Aynam Road and cross the road bridge onto Milnthorpe Road, sign posted M6. Continue along Milnthorpe Road and take the right hand turn onto Collin Road. Continue along Collin Road and take the left into Chambers Close. The property will be identified by our board

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower energy costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(82-100) <b>A</b>	
(81-91) <b>B</b>	88	(61-81) <b>B</b>	87
(69-80) <b>C</b>		(51-60) <b>C</b>	
(55-68) <b>D</b>	68	(39-50) <b>D</b>	66
(44-54) <b>E</b>		(29-38) <b>E</b>	
(31-43) <b>F</b>		(17-28) <b>F</b>	
(13-30) <b>G</b>		(1-20) <b>G</b>	
(No energy efficient - higher energy costs)		(Not environmentally friendly - higher CO <sub>2</sub> emissions)	
England & Wales EPC Directive 2002/91/EC		England & Wales EPC Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.