

**Asking Rent : £535.00 PCM**

**The Coach House, Shaw End, Patton, Kendal LA8 9DU**



**Description:**

A charming 1 bedroom cottage style property. The accommodation is over 3 floors and comprises of kitchen/dining room, cloakroom, lounge, double bedroom and bathroom with shower. Outside there is parking and communal grounds with stunning views over open country side. SLDC Band B. EPC rating D. Cats only permitted. 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. A deposit of £635 will be required. Available NOW.

**Directions:**

Please refer to the office for directions

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>		(69-81) <b>B</b>	86
(69-80) <b>C</b>		(54-68) <b>C</b>	
(55-68) <b>D</b>	68	(39-53) <b>D</b>	68
(39-54) <b>E</b>		(23-38) <b>E</b>	
(21-38) <b>F</b>		(7-22) <b>F</b>	
(1-20) <b>G</b>		(0-6) <b>G</b>	
(Not 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.