

**Asking Rent : £595.00 PCM**

**Low Cottages, Endmoor, Kendal, Cumbria, LA8 0HB**



### Description:

A mid terrace, two bedroom cottage in the quiet village of Endmoor. The property offers a cottage style kitchen/diner, lounge, one double bedroom with built in wardrobes, one single bedroom and bathroom. Off street parking for two cars. Pets by consent. No Smokers. EPC rating E. Council Tax Band B. 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 £695 will be required. Available end of May 2019.

### Directions:

Leave Kendal on A65. Once in the village of Endmoor turn left by the clock tower and then turn immediately right onto Enyeat Lane, continue down the hill. Turn left onto Dove Nest lane which leads to Low Cottages, on the left. No 22 is on the right hand side.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(95-100) <b>A</b>		(80-100) <b>A</b>	
(81-94) <b>B</b>		(61-79) <b>B</b>	
(69-80) <b>C</b>		(43-60) <b>C</b>	
(55-68) <b>D</b>		(29-42) <b>D</b>	
(39-54) <b>E</b>	45	(15-28) <b>E</b>	38
(21-38) <b>F</b>		(0-14) <b>F</b>	
(1-20) <b>G</b>		(0-14) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	

England & Wales EU 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.