

**Rent : £730.00 PCM**

**Castle Oval, Kendal, Cumbria, LA9 7BD**



## Description:

A semi detached two bedroom house in a popular residential area. The property is offered in a good decorative order throughout. Accommodation consists of an open plan lounge/dining room with patio door access to garden, kitchen, downstairs cloakroom, two double bedrooms, nursery/office and bathroom with shower. Large loft space for storage Outside is off road parking, rear garden with green house and shed. No Pets No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. SLDC band C. EPC rated E . No pets. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. A Holding Deposit of £168, equivalent to one weeks rent, will be payable upon application, and before references are sought. Subject to satisfactory references and before the commencement of a tenancy, a Tenancy Deposit of £840, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
54	81	50	80

**Energy Efficiency Rating:** A scale from A (95-100) to G (1-20). The current rating is E (54) and the potential rating is B (81).  
**Environmental Impact (CO<sub>2</sub>) Rating:** A scale from A (0-10) to G (100+). The current rating is E (50) and the potential rating is B (80).

**England & Wales** EU Directive 2002/91/EC  
 The energy efficiency rating is a measure of a home's overall efficiency. 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.

## Directions:

Leave the town centre following signs to the A65. At the lights in front of K Village turn left onto Parkside Road, continue onto Castle Rise, turn left onto Castle Grove and then turn right onto Castle Oval. Number 43 will be on your left.