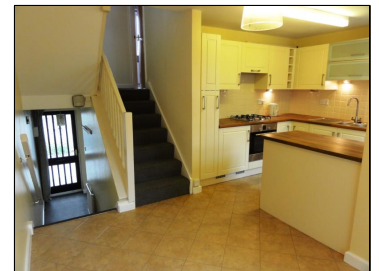


**Asking Rent : £695.00 PCM**

**High Fellside, Kendal, Cumbria, LA9 4JG**



**Description:**

An unfurnished, three bedroom house in Kendal town centre with views over the town. The accommodation is over four split levels and consists of modern fitted kitchen and dining area, lounge, one double bedrooms, two single bedrooms and family bathroom. Enclosed rear yard with storage facilities. Allocated parking for one vehicle. GCH. EPC rated C. SLDC Band D. No smokers. Pets by consent. No applicants in receipt of housing allowance. 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 £795 will be required. Available mid February.

**Directions:**

From Kendal town centre, proceed up Allhallows Lane and take the steps access off Low Fellside. The property is at the top of the steps on the left hand side.

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		
(95-100) <b>A</b>			(82-100) <b>A</b>		
(81-94) <b>B</b>			(69-81) <b>B</b>		
(69-80) <b>C</b>			(56-68) <b>C</b>		
(55-68) <b>D</b>			(43-55) <b>D</b>		
(39-54) <b>E</b>			(30-42) <b>E</b>		
(21-38) <b>F</b>			(17-29) <b>F</b>		
(1-20) <b>G</b>			(0-16) <b>G</b>		
(No energy efficient - higher energy costs)			(Not environmentally friendly - higher CO <sub>2</sub> emissions)		
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		
EU Directive 2002/91/EC			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.		

Turner Scott Ltd. for themselves and for the lessors of this property whose agents they are give notice that (i) particulars are set out as a general outline only for the guidance of the intending lessees and do not constitute part of a contract tenancy agreement or lease (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them (iii) no person in the employment of Turner Scott Ltd. has any authority to make or give any representation or warranty whatever in relation to this property