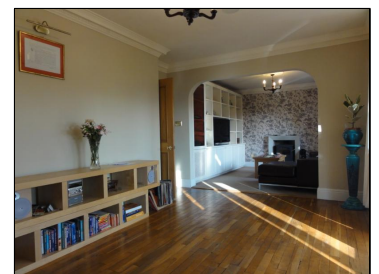


**Asking Rent : £1,500.00 PCM**

**Dob Coppice, Witherslack, Cumbria, LA11 6RY**



**Description:**

A stunning four bedroom detached house set in two acres of grounds with fishing and hunting rights. The house comprises of a lounge/dining area, study, kitchen/breakfast room and utility room. On the first floor are two double bedrooms, one single bedroom, and spacious family bathroom. There is a large open plan bedroom/dressing room on the top floor. Outside are two large double garages, storage rooms and parking for several vehicles. SLDC Band D. EPC Rating E. Pets by consent, no smokers and no applicants in receipt of Local 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.

**Directions:**

From Kendal take the A591 south and take the exit past Low Sizergh Barn (signposted A590 Barrow). Continue on the A590 then turn right at signpost for Witherslack (CARE!! just at start of a section of dual carriageway). Continue past the Derby Arms on your left before turning left into Church Road (sign posted Halecat Garden Centre). Turn left onto Bleacrag Road

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>	
(69-80) <b>C</b>		(54-68) <b>C</b>	
(55-68) <b>D</b>		(39-53) <b>D</b>	
(43-54) <b>E</b>	46	(23-38) <b>E</b>	39
(31-42) <b>F</b>		(7-22) <b>F</b>	
(13-30) <b>G</b>		(0-6) <b>G</b>	
(0-12) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions	

England & Wales EPC Directive 2002/91/EC  
 England & Wales EPI 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.