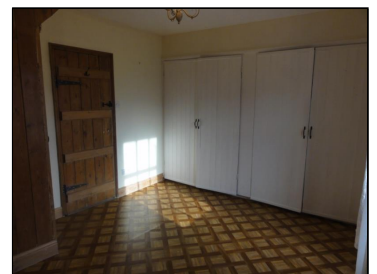


Asking Rent : £0.00 PCM

Rock View, Kendal, Cumbria, LA9 4HU



Description:

A three bedroom unfurnished cottage tucked away close to the centre of Kendal with the benefit of off street parking. The property offers lounge/dining room, kitchen, one double bedroom with built in wardrobe, two single bedrooms one with built in cupboard and large bathroom with seperate shower. Driveway parking. Access from rear of property to Captain French Lane. Council Tax Band C. EPC Rated D. Pets by consent. No applicants in receipt of housing allowance. No smokers. 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

Directions:

Enter the one way traffic system from the south of Kendal, turn 1st left onto Gillinggate, pass the Gillinggate centre on the left, then turn right onto a private road next to No 50. Rock view is at the rear.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
65-77 (A)		65-77 (A)	
55-64 (B)		55-64 (B)	
45-54 (C)		45-54 (C)	
35-44 (D)		35-44 (D)	
25-34 (E)		25-34 (E)	
15-24 (F)		15-24 (F)	
1-14 (G)		1-14 (G)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales EPC Directive 2002/91/EC		England, Scotland & Wales EPC Directive 2002/91/EC	

61 69 55 64