

**Asking Rent : £950.00 PCM**

**Blue Ridge, Thornbarrow Road, Bowness On Windermere, LA23**



### Description:

A spacious, detached three bedroom dormer style bungalow. The accommodation comprises of kitchen, dining room, lounge, three double bedrooms (1 with en-suite shower room). Outside is a large landscaped garden, garage and large driveway providing off road parking. SLDC band E. EPC rated D. No Pets. No smokers. 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 £1050 will be required. Available NOW.

### Directions:

From Kendal town centre, follow signs for Windermere/A591. Continue to follow the A591. At the Windermere Lakes Hotel, leave the A591 and drive through Windermere town centre on the A5074. Continue on the A5074 on New Road and then Lake Road. Turn left off Lake Road onto Thornbarrow Road. The property is immediately 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		
85-100 <b>A</b>			85-100 <b>A</b>		
69-84 <b>B</b>			69-84 <b>B</b>		
54-68 <b>C</b>			54-68 <b>C</b>		
39-53 <b>D</b>			39-53 <b>D</b>		
24-38 <b>E</b>			24-38 <b>E</b>		
9-23 <b>F</b>			9-23 <b>F</b>		
1-8 <b>G</b>			1-8 <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		