

**Asking Rent : £795.00 PCM**

**Nether Street, Kendal, Cumbria, LA9 7DS**



**Description:**

A superb, spacious traditional stone built house close to the town centre. Accommodation comprises of lounge, dining room, kitchen and WC on the ground level. Two double bedrooms, one single bedroom, large bathroom with shower and an office on the first floor. Outside there is a fully enclosed back yard and garage. Parking is on road with a permit. SLDC band C. EPC rating D. No pets. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. A Holding Deposit of £183, 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 £915, equivalent to five weeks

**Directions:**

From Kendal town centre, follow the A65/New Road- after 0.7 miles turn left on to Nether Street.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 89-100 <b>A</b>	84	Very environmentally friendly - lower CO <sub>2</sub> emissions 89-100 <b>A</b>	82
81-88 <b>B</b>		81-88 <b>B</b>	
69-80 <b>C</b>		69-80 <b>C</b>	
55-68 <b>D</b>	65	55-68 <b>D</b>	59
49-54 <b>E</b>		49-54 <b>E</b>	
41-48 <b>F</b>		41-48 <b>F</b>	
1-40 <b>G</b>		1-40 <b>G</b>	

England, Scotland & Wales 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.

England, Scotland & Wales EU Directive 2002/91/EC  
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