

Rent : £815.00 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 £188, 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 £940, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit). Available early October 2020.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
65	84	59	82

Energy Efficiency Rating
 A: 92-100 (Very energy efficient - lower running costs)
 B: 81-91
 C: 69-80
 D: 55-68
 E: 39-54
 F: 21-38
 G: 1-20 (Not energy efficient - higher running costs)

Environmental Impact (CO₂) Rating
 A: 82-100 (Very environmentally friendly - lower CO₂ emissions)
 B: 69-81
 C: 55-68
 D: 39-54
 E: 21-38
 F: 11-20
 G: 1-10 (Not environmentally friendly - higher CO₂ emissions)

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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

Directions:

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