

**Asking Rent : £795.00 PCM**

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



### Description:

A superb, spacious traditional stone built house. 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. 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 £895 will be required.

### 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 85-100 <b>A</b>	Very energy efficient - lower running costs 85-100 <b>A</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions 85-100 <b>A</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions 85-100 <b>A</b>
80-84 <b>B</b>	65 <b>D</b>	80-84 <b>B</b>	82 <b>A</b>
65-79 <b>C</b>		65-79 <b>C</b>	59 <b>D</b>
55-64 <b>D</b>		55-64 <b>D</b>	
45-54 <b>E</b>		45-54 <b>E</b>	
35-44 <b>F</b>		35-44 <b>F</b>	
1-34 <b>G</b>		1-34 <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

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.

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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.