

## Asking Rent: £695.00 PCM

## Linnet Grove, Kendal, Cumbria, LA9 7RP

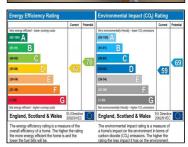












**Description:** A semi detached family property located in a cul de sac on the Valley Drive development. The accommodation comprises of lounge, kitchen/breakfast room, two double bedrooms and bathroom with shower. There is off road parking and a fully enclosed back garden with a substantial shed. SLDC band B. EPC rated D. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. Pets by consent. 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 will be required.

## **Directions:**

Leave Kendal on the A65, passing the Leisure Centre on the left. At the traffic lights, take the second left onto Oxenholme Road, taking the first left at the next set of lights onto Kendal Parks Road. Take the second left onto Valley Drive. Linnet Grove is the first left off Valley Drive.