

**Rent : £1,400.00 PCM**

**Cumberland Drive, Kendal, Cumbria, LA9 7JS**



## Description:

A light, spacious detached four bedroom property on Heron Hill. The accommodation is set over two floors with the four bedrooms, bathroom and en-suite being on the lower ground floor. To the entrance level is the hall with access to the garage, a cloakroom, and large open plan living/dining/kitchen. The property benefits from a large integral garage, off road parking and garden to the front, side and rear. The property is within walking distance of all amenities including schools, a supermarket, bus routes, train station and the town centre. 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. A Holding Deposit of £323, 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 £1,615, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit). Available December

## Directions:

Situated on the edge of the Heron Hill Estate the property can be found by turning left off Oxenholme Road into Heron Hill follow the road onto Hayfell Avenue and continue past the Primary School on the left, proceed up the hill and round the mini roundabout onto Hayfell Rise. Cumberland Drive is then found on your right hand side and number 20 can be found on the right hand side of the road, on the corner, just as you enter the cul-de-sac.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-100 <b>A</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions 92-100 <b>A</b>	74	
81-91 <b>B</b>	81-91 <b>B</b>		
69-80 <b>C</b>	69-80 <b>C</b>		
55-68 <b>D</b>	55-68 <b>D</b>		
44-54 <b>E</b>	44-54 <b>E</b>		
31-43 <b>F</b>	31-43 <b>F</b>		
1-30 <b>G</b>	1-30 <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

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.

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.