



# SILVER HOWE CLOSE

RENT PCM: £995

01539 736 999  
[www.turnerscott.co.uk](http://www.turnerscott.co.uk)

**turnerscott**  
THE RESIDENTIAL LETTING SPECIALISTS

## The Property

A three bedroom detached property with garage and garden.

The property is located within a popular residential area of Kendal and offers stunning views. The accommodation comprises of lounge, dining kitchen, two double bedrooms, one single bedroom, and bathroom. SLDC band D. EPC rated D. Pets by consent. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion.

A Holding Deposit of £229, 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 £1,145, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit). Available early May 2022.

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> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	60		73
EU Directive 2002/91/EC England, Scotland & Wales		EU Directive 2002/91/EC England, Scotland & Wales	
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.	



**turnerscott**

THE RESIDENTIAL LETTING SPECIALISTS