



FIELD END, PATTON, KENDAL




RENT PCM: £1,250

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The Property

A spacious 4 bedroom property with a mix of old cottage charm and modern facilities. The property is set in a stunning rural location yet just a 5 minute drive from Morrisons in Kendal. Accommodation comprises of kitchen, living room, downstairs shower room, 4 double bedrooms and family bathroom with shower. Private garden with views across open countryside, off road parking and garage. Water rates and septic tank charges are included. SLDC band E. EPC rated E. No pets. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. A Holding Deposit of £288, 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 £1,440, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit). Available NOW.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		 95
81-91 B		
69-80 C		
55-68 D		
39-54 E	 41	
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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