



# ABBEY DRIVE, NATLAND, KENDAL

RENT PCM: £1,300

01539 736 999  
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## The Property

A detached three bedroom bungalow in the attractive and picturesque village of Natland. The accommodation briefly comprises of an entrance hall, living/dining room, breakfast kitchen, three double bedrooms and a shower room. Outside there is a garage with ample parking and well maintained gardens. The property is situated within easy reach of the Lake District National Park and the M6. 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 £300, 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 £1,500, 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 <b>A</b>		
81-91 <b>B</b>		81
69-80 <b>C</b>		
55-68 <b>D</b>	64	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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