



4 FIELD END, PATTON

RENT PCM: £1,195

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The Property

A spacious 3 bedroom barn conversion, situated in a beautiful rural setting, less than a 10 minute drive from Kendal. The property is full of character, laid out over three floors, and offers a lounge, dining room, kitchen, utility room, cloak/shower room, 3 bedrooms, bathroom with separate toilet. Outside is a large garage, garden and off road parking. Westmorland & Furness Council Tax Band E. EPC rating 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 £275, 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 £1,375, 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		96
81-91	B		
69-80	C		
55-68	D	65	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

