



SANDYLANDS ROAD, KENDAL

RENT PCM: £895

01539 736 999
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The Property

A two bedroom terraced house with off road parking, located in a popular residential location within walking distance of the town centre. The accommodation comprises of lounge, kitchen, ground floor bathroom with shower over bath and two double bedrooms. Outside is a rear yard, garden area and off street parking for two cars.

Westmorland & Furness Council Tax Band B. 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 £206, 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 £1035, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		87
81-91	B		
69-80	C		
55-68	D	68	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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