



# HALF ISLAND HOUSE, LOWGILL

RENT PCM: £1,250

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## The Property

Tucked away in the rural landscape of Lowgill near Sedbergh, is this charming, detached cottage, Half Island House. The property consists of kitchen, living room with woodburner, snug with electric stove, downstairs WC, small utility, two double bedrooms, one single bedroom and bathroom. Ample off road parking for 2-3 cars. Large gardens to the front and rear-gardener included within the rent. Attached workshop/annex is not included in the rental. Private water supply, water is included within the rent. LPG gas. Westmorland & Furness Council Tax Band D. EPC rated F (exemption sought). Pets by prior consent. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		



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