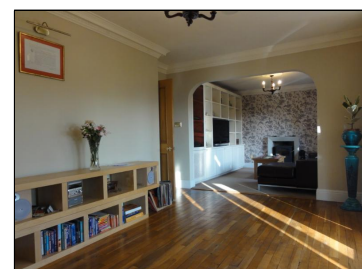


Rent : £1,500.00 PCM

Dob Coppice, Witherslack, Cumbria, LA11 6RY



Description:

A beautiful four bedroom detached house set in two acres of grounds with fishing and hunting rights. The house comprises of a lounge/dining area, study, kitchen/breakfast room and utility room. On the first floor are two double bedrooms, one single bedroom, and spacious family bathroom. There is a large open plan bedroom/dressing room on the top floor. Outside are two large double garages, storage rooms and parking for several vehicles. SLDC Band D. EPC Rating E. 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 £346, 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 £1,730, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit). Available mid January 2020.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (95-100)		A (100-100)	
B (81-94)		B (91-91)	
C (69-80)		C (75-90)	
D (55-68)		D (55-74)	
E (39-54)	46	E (39-54)	50
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Directions:

From Kendal take the A591 south and take the exit signposted A590 Barrow. Continue on the A590 then turn right at signpost for Witherslack. Continue past the Derby Arms on your left before turning left into Church Road (sign posted Halecat Garden Centre). Turn left onto Bleacrag Road (If you reach the school you missed it) and follow this road for half a mile. At the bottom of the hill turn next left down a narrow road sign posted as a "dead end". Follow this road turning a sharp right as the road splits. Dob Coppice is further along on the right (look for slate name plaque).