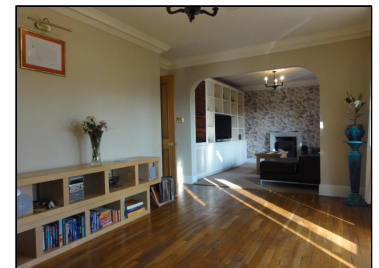


**Asking Rent : £1,500.00 PCM**

**Dob Coppice, Witherslack, Cumbria, LA11 6RY**



**Description:**

A beautiful four bedroom detached house comprising 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.

**Directions:**

From Kendal take the A591 south and take the exit past Low Sizergh Barn (signposted A590 Barrow). Continue on the A590 then turn right at signpost for Witherslack (CARE!! just at start of a section of dual carriageway). Continue past the Derby Arms on your left before turning left into Church Road (sign posted Halecat Garden Centre). Turn left onto Bleacrag Road

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
(95-100) <b>A</b>		(0-100) <b>A</b>	
(81-94) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>	46	(39-54) <b>E</b>	39
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	

England & Wales EU Directive 2002/91/EC  
 The energy efficiency rating is a measure of a home's overall efficiency. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.  
 England & Wales EU Directive 2002/91/EC  
 The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

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