

Rent : £650.00 PCM

4 Gatefoot Cottages, Windermere Road, Staveley, LA8 9PL



Description:

A delightful two bedroom cottage located in the village of Staveley. The property is ideally situated for access to the Lake District, Kendal and the South Lakes. The cottage has wooden floors throughout, fitted kitchen. ground floor bathroom, lounge has the benefit of a multi-fuel stove. On street parking is available. SLDC band C. EPC rated E. No pets. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. A Holding Deposit of £150, 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 £750, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit).

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(10-15) A</p> <p>(16-20) B</p> <p>(21-25) C</p> <p>(26-30) D</p> <p>(31-35) E</p> <p>(36-40) F</p> <p>(41-45) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	46		40
<p>England, Scotland & Wales EU Directive 2002/91/EC</p> <p>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.</p>		<p>England, Scotland & Wales EU Directive 2002/91/EC</p> <p>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.</p>	

Directions:

From Kendal take the A591 along Windermere Road. At the roundabout, take the 3rd exit, continuing on the A591 to Staveley. Go past the 1st turning into Staveley, continuing on the A591, turning right onto Danes Road. Continue onto Windermere Road and the cottage will be on the right.