

Rent : £645.00 PCM

Barn End, 1 Lyne Riggs, Staveley In Cartmel, Ulverston, LA12 8N



Description:

An unfurnished, characterful 3 bedroom cottage set in a beautiful rural location. The property comprises of lounge/dining area, kitchen, bathroom with shower. two double bedrooms and one single bedroom which would be suitable for use as home office. The cottage benefits from two allocated parking spaces, and out house for storage. 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 £148, 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 £740, 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 |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| A (95-100) | | A (95-100) | |
| B (81-94) | | B (81-94) | |
| C (69-80) | | C (69-80) | |
| D (55-68) | | D (55-68) | |
| E (39-54) | 45 | E (39-54) | 22 |
| F (21-38) | | F (21-38) | 27 |
| G (1-20) | | G (1-20) | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |

England, Scotland & 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.

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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 A590 to Barrow, turn right at roundabout at Newby Bridge. Take the right turning just before Fellfoot Park exit. The entrance to "Lyne Riggs" can be found after a short distance on your left.