

**Asking Rent : £1,200.00 PCM**

**Sylvan House, Longwood, Endmoor, LA8 0ES**



**Description:**

A three bedroom detached house with self contained annex set in a quiet cul de sac location. The property offers spacious kitchen/diner, dining room, lounge with open fire, conservatory, three double bedrooms, one with ensuite bathroom, and family bathroom. The annex offers a single bedroom, kitchenette and ensuite shower room. Garage and driveway with ample parking, garden and patio areas. Good access to M6, A591, and A65. Pets by consent. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. EPC rated E. Council Tax band E. Available end April 2019.

**Directions:**

From A65 in Endmoor village turn in front of the clocktower onto Woodside Road, take 1st left onto Woodside and continue ahead onto Longwood. Sylvan House is on the right towards the head of the cul-de-sac.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(82-100) <b>A</b>	
(81-91) <b>B</b>		(61-81) <b>B</b>	
(69-80) <b>C</b>		(50-60) <b>C</b>	
(55-68) <b>D</b>		(39-49) <b>D</b>	
(43-54) <b>E</b>		(28-38) <b>E</b>	
(31-42) <b>F</b>		(17-27) <b>F</b>	
(19-30) <b>F</b>		(6-16) <b>G</b>	
(1-18) <b>G</b>		(0-5) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales EUI Directive 2002/91/EC		England, Scotland & Wales EUI 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.