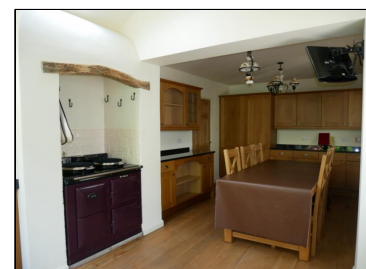


Rent : £1,300.00 PCM

Sylvan House, Longwood, Endmoor, LA8 0ES



Description:

A four bedroom detached house includes self contained annex set in a quiet cul de sac location in the village of Endmoor. 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. SLDC band E. 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 £300, 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 £1500, 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>(93-100) A</p> <p>(81-92) 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>(0-10) A</p> <p>(11-20) B</p> <p>(21-30) C</p> <p>(31-40) D</p> <p>(41-50) E</p> <p>(51-60) F</p> <p>(61-70) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	41	64	47
<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 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.