

**Rent : £725.00 PCM**

**Moorside Road, Low Park, Endmoor, Nr Kendal, Cumbria, LA8 0L**



## Description:

A detached three bedroom bungalow offered in good condition throughout. The property is located in a quiet residential location 10 minutes drive from Kendal. Accommodation consists of lounge/dining room, kitchen, two double bedrooms, one single bedroom and a bathroom with shower. Outside is a detached garage, driveway, and gardens to back and front of the property. SLDC band D. 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 £167, 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 £835, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit). Available NOW.

| 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 |            |
| (93-100) <b>A</b>                           |           | (0-10) <b>A</b>   |            |
| (81-92) <b>B</b>                            |           | (11-20) <b>B</b>  |            |
| (69-80) <b>C</b>                            |           | (21-30) <b>C</b>  |            |
| (55-68) <b>D</b>                            |           | (31-40) <b>D</b>  |            |
| (39-54) <b>E</b>                            |           | (41-50) <b>E</b>  |            |
| (21-38) <b>F</b>                            |           | (51-60) <b>F</b>  |            |
| (1-20) <b>G</b>                             |           | (61-70) <b>G</b>  |            |
| Not energy efficient - higher running costs |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |            |
| <b>51</b>                                   | <b>68</b> | <b>4.4</b>  | <b>6.3</b> |

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.

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.

## Directions:

Travel from Kendal towards Endmoor on A65. Turn left from the A65 at the junction sign posted 'Gatebeck', (opposite the junction for Summerlands). Turn 1st available left onto Low Park and the 2nd left onto Moorside Road. No 11 is on the left.