

**Asking Rent : £995.00 PCM**

**Field End, Patton, Kendal, Cumbria, La8 9du**



**Description:**

A beautiful and spacious four bedroom family home with views towards open countryside. The property offers large lounge with wood burning, spacious kitchen diner with full height windows to capture the view of the surrounding countryside, plus a ground floor shower room, and utility room The four double bedrooms and brand new family bathroom on the first floor are accessed via the open plan stairs and landing. Gardens to the front, and rear. Parking. SLDC band E. EPC rated D. Pets by consent. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. Application fees of £79.20 inc VAT per adult tenant (includes a £19.20 Right to Rent check fee payable to UK Tenant Data direct), plus a tenancy agreement

**Directions:**

From Kendal town centre, follow signs for the A6 leaving Kendal at the north of the town. Pass Morrisons on the left and stay on the A685 for approx 1/4 mile. Turn left signposted to Mealbank, Patton, Whinfell, pass through Mealbank and continue on this road for a further 1.4 miles Field End is signposted on the right at the top of the hill between two trees.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 85-100 <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 85-100 <b>A</b>	
81-84 <b>B</b>		81-84 <b>B</b>	
77-80 <b>C</b>	77	77-80 <b>C</b>	73
69-76 <b>D</b>	64	69-76 <b>D</b>	60
55-68 <b>E</b>		55-68 <b>E</b>	
49-54 <b>F</b>		49-54 <b>F</b>	
35-48 <b>G</b>		35-48 <b>G</b>	
Not energy efficient - higher running costs EU Directive 2002/91/EC		Not environmentally friendly - higher CO <sub>2</sub> emissions EU Directive 2002/91/EC	