

**Asking Rent : £950.00 PCM**

**1 The Coach House, Shaw End, Patton, Kendal LA8 9DU**



















## Description:

A spacious four bedroom house over three levels which forms part of a converted coach house. The accommodation consists of kitchen, lounge, four double bedrooms, bathroom and separate shower room/wc. A detached building with an office/studio room and plenty of storage space. Water charges included. No Dogs. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. A Holding Deposit of £219.00, equivalent to one weeks rent, will be payable upon application, and before references are sought. Before the commencement of a tenancy, a Tenancy Deposit of £1095 is payable.

## Directions:

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. Drive through Mealbank and continue on this road. Drive past the entrance to Field End and drop down the hill to a left hand bend. 'Shaw End' is named on a stone built pillar on the right hand side, next to a house with white metal gate. Turn in

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	
(10-15kW) 		(10-15kW) 	
(15-18kW) 		(15-18kW) 	
(18-24kW) 		(18-24kW) 	
(24-34kW) 		(24-34kW) 	
(34-45kW) 		(34-45kW) 	
(45-55kW) 		(45-55kW) 	
(55-65kW) 		(55-65kW) 	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales EU Directive 2002/91/EC		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.	