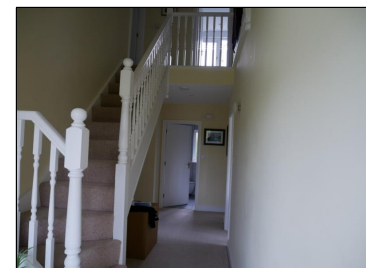


Rent : £2,000.00 PCM

Field End Cottage, Stainton, Nr Kendal, Cumbria, LA8 0LF



Description:

A spacious, bright property in an open countryside location, yet within easy reach of road and rail links, and Kendal town. The accommodation comprises Hallway, large lounge, spacious kitchen diner, utility room, shower room, study, double bedroom on the ground floor. Master bedroom with dressing room and en-suite, two further double bedrooms and family bathroom on first floor.

SLDC band D. EPC rated D. No pets. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion.

A Holding Deposit of £461, 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 £2305, 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
81 (D)	81 (D)	B	B
65 (D)	65 (D)	C	C
55 (E)	55 (E)	D	D
45 (F)	45 (F)	E	E
35 (G)	35 (G)	F	F
25 (G)	25 (G)	G	G

Not energy efficient - lower running costs
 EU Directive 2002/91/EC
 England, Scotland & Wales

Not environmentally friendly - higher CO₂ emissions
 EU Directive 2002/91/EC
 England, Scotland & Wales

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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

Directions:

From Kendal follow the A65 through Barrows Green, taking the right turning onto Shyreakes Lane towards Crosscrake. Bear right and take the next left after the church, signpost to Stainton. Continue over the canal bridge, through the first hamlet and when you arrive at Field End bear left up and uphill, the property is on your right. From Crooklands take the road to Milnthorpe and turn right, signpost to Stainton. Pass the show ground, at the first hamlet turn right and follow the lane up and Field End Cottage is the first