

Asking Rent : £650.00 PCM

Captain French Lane, Kendal, Cumbria, LA9 4HP



Description:

A charming two bedroom house in the town centre, offered in excellent decorative order and new carpets throughout. This house has a real cottage style charm with modern facilities. Accommodation consists of kitchen, lounge, 2 double bedrooms and bathroom with shower. Outside is off road allocated parking and a communal garden area. No pets. No smokers. No applicants in receipt of local housing allowance. SLDC band B. EPC rated D. 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 charge of £72, inc VAT, are payable. Guarantor fees, if applicable, will be £42 per Guarantor application. A deposit of £750 will be required. Available NOW.

Directions:

Entering Kendal from the south through Kirkland keep the the left hand lane. After passing the pelican crossing take the second left onto Captain French Lane, No 45 is on the right.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 85-100 A		Very environmentally friendly - lower CO ₂ emissions 85-100 A	
81-84 B		85-84 B	86
69-80 C		79-83 C	
55-68 D	59	69-78 D	57
45-54 E		62-68 E	
35-44 F		55-61 F	
1-34 G		47-54 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	

England, Scotland & Wales EPC 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.