

**Rent : £535.00 PCM**

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



## Description:

A charming 1 bedroom cottage style property forming part of the converted Coach House. Offered in good decorative order, there are modern facilities but the property also maintains some of its original features that gives it a cottage feel. The accommodation is over 3 floors and comprises of kitchen/dining room, cloakroom, lounge, double bedroom and bathroom with shower. Outside there is parking and communal grounds with stunning views over open country side. SLDC Band B. EPC rating 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 £123, 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 £617, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit). Available NOW.

## 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 1.5 miles. On the right is a white gate at the entrance to Shaw End, follow this lane to the Coach House.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(95-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p>85</p>	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(82-100) <b>A</b></p> <p>(65-81) <b>B</b></p> <p>(50-64) <b>C</b></p> <p>(35-49) <b>D</b></p> <p>(21-34) <b>E</b></p> <p>(11-20) <b>F</b></p> <p>(1-10) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	<p>68</p>
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p> <p>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.</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p> <p>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.</p>	