

**Asking Rent : £595.00 PCM**

**The Barn, Scar Foot Farm, Underbarrow, Kendal, LA8 8HB**



**Description:**

A traditional stone barn set in an idyllic peaceful location. The property comprises of a lounge, kitchen/diner, two double bedrooms and shower room. SLDC band E. EPC rated E. No Pets. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. \*\* PAID EMPLOYMENT FOR THE LANDLORD IS A LEGAL REQUIREMENT OF THE TENANCY- please contact the office to discuss in further detail\*\* 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 £695 will be required. Available NOW.

**Directions:**

Turn left at the central traffic lights next to the Town Hall, following signs to Underbarrow. On reaching Scout Scar car park on your right, continue down the steep hill. When you reach a post box on your right, continue around the next sharp corner and you will see a small sandstone sign with 'Scar Foot Farm' on. The Barn is on the right before the large white house

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 105-150 <b>A</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions 105-150 <b>A</b>	Very energy efficient - lower running costs 81-104 <b>B</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions 81-104 <b>B</b>
81-104 <b>B</b>	64-80 <b>C</b>	64-80 <b>C</b>	64-80 <b>C</b>
55-80 <b>D</b>	39-63 <b>D</b>	39-63 <b>D</b>	39-63 <b>D</b>
39-54 <b>E</b>	13-38 <b>E</b>	13-38 <b>E</b>	13-38 <b>E</b>
13-38 <b>F</b>	1-12 <b>F</b>	1-12 <b>F</b>	1-12 <b>F</b>
Not energy efficient - higher running costs 1-12 <b>G</b>	Not environmentally friendly - higher CO <sub>2</sub> emissions 1-12 <b>G</b>	Not energy efficient - higher running costs 1-12 <b>G</b>	Not environmentally friendly - higher CO <sub>2</sub> emissions 1-12 <b>G</b>

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.