

Asking Rent : £725.00 PCM

Valley Drive, Kendal, Cumbria, LA9 7AG



Description:

A two bedroom bungalow in a popular area of Kendal. The property offers Lounge, kitchen, two double bedrooms and bathroom with shower (no bath). Garage and gardens. SLDC band C . EPC rated E. Pets by consent. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. 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 £825 will be required.

Directions:

Leave Kendal's one way traffic system following directions for A65 south. Turn left at the traffic lights at 'K Village' onto Parkside Road. At the next raffic lights turn right onto Valley Drive, No 26 is on the right.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(95-100) A		(85-100) A	
(81-94) B		(61-84) B	
(69-80) C		(46-60) C	
(55-68) D		(31-45) D	
(43-54) E		(16-30) E	
(31-42) F		(1-15) F	
(1-30) G		(0-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		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 (CO₂) emissions. The higher the rating the less impact it has on the environment.