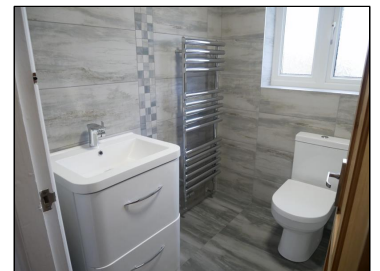


Rent : £1,200.00 PCM

Heath Close, Kendal, Cumbria, LA9 5BW



Description:

A superb 4 bedroom detached house in a quiet residential area not far from the town centre. Accommodation consists of an entrance hallway, lounge, large open plan kitchen with family dining area, conservatory, ground floor WC, four good sized bedrooms (master bedroom has an en-suite shower room) and family bathroom. Integral garage. Enclosed garden to the side and rear. Generous driveway. Outstanding views across the town and towards Kendal's surrounding fells. SLDC band E. 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 £276, 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 £1,380, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit). Available Mid November.

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		
(92-100) A			(10-100) A		
(81-91) B			(87-91) B		
(69-80) C			(69-86) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC			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 ₂) emissions. The higher the rating the less impact it has on the environment.		

Directions:

From the south of Kendal turn left just after Kendal College onto Vicarage Drive. Continue along to the top of the road and at the T junction turn right into Stainbank Road. Heath Close is a turning on the right-hand side and the property can be identified by our board.