

## Rent: £1,200.00 PCM Cumberland Drive, Kendal, Cumbria, LA9 7JS



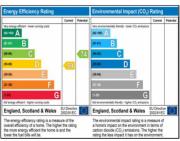












## **Description:**

A light, spacious detached four bedroom property on Heron Hill. The accommodation is set over two floors with the four bedrooms, bathroom and en-suite being on the lower ground floor. To the entrance level is the hall with access to the garage, a cloakroom, and large open plan living/dining/kitchen. The property benefits from a large integral garage, off road parking and garden to the front, side and rear. The property is within walking distance of all amenities including schools, a supermarket, bus routes, train station and the town centre. 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 NOW.

## **Directions:**

Situated on the edge of the Heron Hill Estate the property can be found by turning left off Oxenholme Road into Heron Hill follow the road onto Hayfell Avenue and continue past the Primary School on the left, proceed up the hill and round the mini roundabout onto Hayfell Rise. Cumberland Drive is then found on your right hand side and number 20 can be found on the right hand side of the road, on the corner, just as you enter the cul-de-sac.