



# VICARAGE DRIVE, KENDAL

RENT PCM: £1,100

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## The Property

A beautifully presented three bedroom house with attached garage and enclosed rear garden. Located in an elevated position the rear of the property enjoys views across Kendal and comprises of entrance porch, living room, dining room, kitchen, two double and one single bedroom, bathroom.

Westmorland & Furness Council Tax Band C. 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 £253, 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 £1264, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>		84
69-80	<b>C</b>		
55-68	<b>D</b>	64	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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