



# FIELD END COTTAGE, STAINTON

RENT PCM: £1,750

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## The Property

A spacious, bright property in an open countryside location, yet within easy reach of road and rail links, and Kendal town. The accommodation comprises hallway, large lounge, spacious kitchen diner, utility room, shower room, study, double bedroom on the ground floor. Master bedroom with dressing room and en-suite, two further double bedrooms and family bathroom on first floor.

Council Tax Band D. 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 £403, 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 £2015, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit).



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (02-100) <b>A</b> (01-91) <b>B</b> (09-80) <b>C</b> (05-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	81		
	65		
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.



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