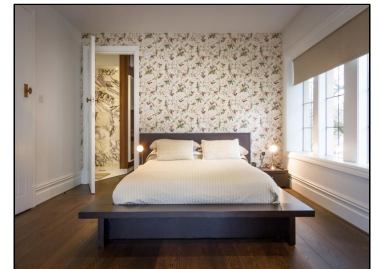


Rent : £1,900.00 PCM

Magnolia Cottage, Rose Cottage Lane, Windermere, LA23 1BE



Description:

A stunning four bedroom property situated in a desirable location within short and easy access to Windermere village. The accommodation is over three floors and comprises of a snug/sun room, lounge, kitchen, dining area, master bedroom with en-suite and dressing room, family bathroom, two double bedrooms and a fourth bedroom with an en-suite wet room. The property sits elegantly in its beautifully landscaped level garden plot offering parking for 4-5 vehicles. SLDC band F. EPC rating B. Pets by consent. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. A local occupancy clause applies. A Holding Deposit of £438, 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 £2,190, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit). Available November 2020.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 89-100 A	82	Very environmentally friendly - lower CO ₂ emissions 82-100 A	89
81-88 B		74-81 B	
69-80 C		64-73 C	
55-68 D		55-63 D	
39-54 E		45-54 E	
21-38 F		35-44 F	
1-20 G		1-34 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

Directions:

From Kendal town centre, follow signs for Windermere/A591. At Windermere, proceed along the A591 towards Ambleside. Upon passing St Mary's Church on the left, take the 2nd left into Spooner Vale and bear right into Rose Cottage Lane adjoining the Mountain Ash development. Magnolia Cottage is the second property on the left with the brick paved driveway.