

**Rent : £830.00 PCM**

## **Church Cottage, Brathay, Ambleside, LA22 0HS**



### **Description:**

This traditional stone built 2 bedroom cottage is set in the beautiful grounds of Brathay Church. The property has a mix of traditional and modern features. Accommodation comprises of lounge with wood burning stove, kitchen, 2 double bedrooms, utility room, bathroom with shower. There is off road parking for one car in front of the property. Pets by consent (no enclosed outdoor space). SLDC band E . EPC rated E. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. A Holding Deposit of £191, 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 £955, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit). Available mid January 2022.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Most energy efficient - lower running costs		100	Very environmentally friendly - lower CO <sub>2</sub> emissions		90
A (93-100)			A (93-100)		
B (81-92)			B (81-92)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)	46		E (39-54)		
F (21-38)			F (21-38)	23	
G (1-20)			G (1-20)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### **Directions:**

From Windermere proceed along the A591 towards Ambleside. When you reach Clappersgate turn left towards Hawkshead. Bear right at Bogg lane (first turning on left next to river). The property is on the Church grounds.