

**Asking Rent : £695.00 PCM**

**Greengate Crescent, Levens, Cumbria, LA8 8QA**



**Description:**

An opportunity to rent a two bedroom bungalow set in a quiet residential area within Levens village just to the south of Kendal and offers off road parking, garage and enclosed rear garden. Internally, the property offers lounge, kitchen/diner, conservatory, two double bedrooms and bathroom (no bath.) SLDC band D. EPC rated E. No Pets No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. Application fees of £79.20 inc VAT per adult tenant (includes a £19.20 Right to Rent check fee payable to UK Tenant Data direct), plus a tenancy agreement charge of £72, inc VAT, are payable. Guarantor fees, if applicable, will be £42 per Guarantor application. A deposit of £795 will be required. Available early May

**Directions:**

Entering Levens village from the A6 turn 1st right after entering the 20mph signs onto Greengate, then take 1st left onto Greengate Crescent. No 12 is on the right towards the top of the rise.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 85-100 <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 85-100 <b>A</b>	
81-84 <b>B</b>		81-84 <b>B</b>	
77-80 <b>C</b>		77-80 <b>C</b>	
73-76 <b>D</b>		73-76 <b>D</b>	
69-72 <b>E</b>	51	69-72 <b>E</b>	47
65-68 <b>F</b>		65-68 <b>F</b>	
61-64 <b>G</b>		61-64 <b>G</b>	
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	