

Rent : £895.00 PCM

The Coach House, Shaw End, Patton, Kendal LA8 9DU



Description:

A spacious four bedroom house over three levels which forms part of a converted coach house, dating back to 1800. The house is set in a beautiful, rural location, less than 10 minutes drive from Kendal. The accommodation consists of kitchen, lounge with new woodburning stove, four double bedrooms, bathroom and separate shower room/wc. Outside there is a separate building with an office/studio room and plenty of storage space. There is a garden area and use of a communal garden space with ample off road parking. The rental price quoted includes water rates. SLDC band E. EPC rated D. No Dogs. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. A Holding Deposit of £206, 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 £1032, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit)

Directions:

From Kendal town centre, follow signs for the A6 leaving Kendal at the north of the town. Pass Morrisons on the left and stay on the A685 for approx 1/4 mile. Turn left signposted to Mealbank, Patton, Whinfell, pass through Mealbank and continue on this road for a further 1.5 miles On the right is a white gate at the entrance to Shaw End, follow this lane to the Coach House.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	80	74
A	A		
B	B		
C	C		
D	D		
E	E		
F	F		
G	G		
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales EPC 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.

