

Asking Rent : £650.00 PCM

Beezon Cottage, 1 Beezon Lodge, Kendal, Cumbria, LA9 6EL



Description:

A superb spacious 2 bedroom modern cottage, offered in excellent condition and finished to a high standard, tucked away in a quiet area in the centre of town. Accommodation comprises of lounge, kitchen/breakfast room, 2 double bedrooms and bathroom with shower. The property has off road parking and communal outside area.

SLDC band B . 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

Directions:

From Kendal town centre, follow the A6, turning right at the junction to Sandes Avenue. Continue along Sandes Avenue, to the roundabout and take the first right on to Wildman Street. Take the next right at the crossing onto Beezon Road. The property can be found on the right hand side

| 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 | |
| (95-100) A | | (95-100) A | |
| (81-94) B | | (81-94) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (47-54) E | | (47-54) E | |
| (37-46) F | 47 | (37-46) F | 4.4 |
| (1-36) G | 48 | (1-36) G | 4.4 |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England, Scotland & Wales EPC Directive 2002/91/EC | | 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.