

**Asking Rent : £720.00 PCM**

**Serpentine Road, Kendal, Cumbria, LA9 4PD**



**Description:**

A mid-terraced unfurnished period property in good decorative order. The accommodation comprises of lounge, two good sized bedrooms and modern fitted kitchen/dining room. To the rear of the property there is a multi tiered garden with access to Queens Road.

SLDC band C. EPC rated E. Pets by consent No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. A Holding Deposit of £166, 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 £830, equivalent to five weeks rent, will be payable (the Holding

**Directions:**

Leave Kendal town centre on Allhallows Lane, continue onto Beast Banks and Greenside. Turn right onto Queens Road and then take the 2nd right onto Serpentine Road. No 34 is on the left.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (91-100)	Very energy efficient - lower running costs A (91-100)	Very environmentally friendly - lower CO <sub>2</sub> emissions A (81-89)	Very environmentally friendly - lower CO <sub>2</sub> emissions A (81-89)
B (81-90)	B (81-90)	B (61-80)	B (61-80)
C (61-80)	C (61-80)	C (41-60)	C (41-60)
D (41-60)	D (41-60)	D (21-40)	D (21-40)
E (21-40)	E (21-40)	E (11-20)	E (11-20)
F (11-20)	F (11-20)	F (1-10)	F (1-10)
Not energy efficient - higher running costs G (1-10)	Not energy efficient - higher running costs G (1-10)	Not environmentally friendly - higher CO <sub>2</sub> emissions G (1-10)	Not environmentally friendly - higher CO <sub>2</sub> emissions G (1-10)

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.

England, Scotland & Wales EU Directive 2002/91/EC  
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.