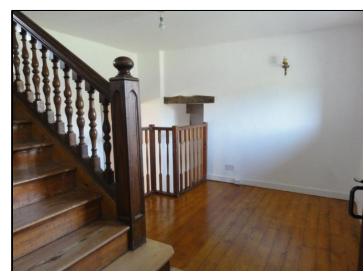


Asking Rent : £895.00 PCM

Field End, Patton, Kendal, Cumbria, LA8 9DU



Description:

A spacious four bedroom family home in a beautiful rural location with stunning views over open countryside. The property offers large lounge with woodburner, spacious kitchen diner, ground floor shower room, utility room, four double bedrooms and family bathroom. Gardens to the front, side and rear. 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. 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 £995 will be required.

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 1.4 miles Field End is signposted on the right at the top of the hill between two trees.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small> <small>EU Directive 2002/91/EC</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small> <small>EU Directive 2002/91/EC</small>	
<small>England, Scotland & Wales</small>		<small>England, Scotland & Wales</small>	