

Asking Rent : £775.00 PCM

High Park Lodge, Oxenholme, Kendal, LA9 7RB



Description:

A superb 2 bedroom detached bungalow offered in excellent order having had new kitchen, bathroom and been redecorated throughout. Accommodation consists of lounge, kitchen, double bedroom, single bedroom, bathroom with shower, conservatory and cellar. Outside there is off road parking and an enclosed back garden backing onto woodland. SLDC band D. EPC rated E. Pets by consent. No smokers. No applicants in receipt of local housing allowance. 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 £875 will be required. Available NOW.

Directions:

Head out of Kendal on Burton Road and bear left towards Oxenholme Station and follow signs to the station. High Park Lodge is to the right of the station entrance.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(95-100) A</p> <p>(81-94) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(43-54) E</p> <p>(31-42) F</p> <p>(13-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>82</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(85-100) A</p> <p>(61-80) B</p> <p>(41-60) C</p> <p>(21-40) D</p> <p>(9-20) E</p> <p>(1-8) F</p> <p>(0-8) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>
<p>England, Scotland & Wales</p> <p>EU Directive 2002/91/EC</p> <p>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.</p>		<p>53</p>	<p>78</p>
<p>England, Scotland & Wales</p> <p>EU Directive 2002/91/EC</p> <p>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.</p>		<p>46</p>	<p>England, Scotland & Wales</p> <p>EU Directive 2002/91/EC</p>