



**POOLE
TOWNSEND**

Burnside, Kendal

£300,000

3 1 1



- CHAIN FREE
- Beautiful Feature Beams
- 3 Double Bedrooms
- Central Village Location
- Tenure: Freehold
- Iconic Property Steeped in Character
- Large Living Accommodation
- Off-Road Parking
- Convenient for Railway Links
- Council Tax Band: C





Own your own piece of Burnside's history with the Station House, a beautiful property steeped in character and boasting generous accommodation. A bright lounge, kitchen diner, 3 bedrooms and large bathroom provide ample accommodation. To the rear, beautiful countryside views, yet only a short walk to the village centre.



09/09/2022, 11:42 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Station House Burnside REYNOL LA9 9JZ	E	Valid until: 8 September 2032 Certificate number: 0012-2200-6402-4687-1304
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Property type: Detached house

Total floor area: 100 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/energy-ratings-on-the-regulations-and-exemptions) (<https://www.gov.uk/guidance/energy-ratings-on-the-regulations-and-exemptions>).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

See [how to improve this property's energy performance](#).

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

https://find-energy-certificates.service.gov.uk/energy-certificates/0012-2200-6402-4687-1304?print=true

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Visit us at
www.pooletownsend.co.uk
enquiries@pooletownsend.co.uk

We are open
Monday – Friday 9.00 – 5.00
Saturday 9.00 – 1.00

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