



Modern End Link House

Double Bedroom

Double Glazing

Tastefully Deccorated Throughout

Cul-de-sac location

Council Tax Band 'A'



25 Scotby Gardens Scotby Gardens
Carlisle, CA1 2XH

Monthly Rental Of
£410

Tastefully decorated, modern one bedroomed end link house situated south east of the City Centre at the end of a cul-de-sac. Close by are shops, schools, church and leisure activities including community centre with a Tesco supermarket nearby. A regular bus route to the City Centre is a short walk away. The property benefits from gas central heating and double glazing, briefly comprises: Entrance to Living Room which has stairs to first floor and open plan to Kitchen. A modern fitted Kitchen with oven, hob, fridge/freezer and washing machine, and space for a small table & chairs. Upstairs to Double Bedroom with built in wardrobe and contemporary Bathroom with three piece suite comprising pedestal wash hand basin, bath with shower over and W.C. Tiled floor. Outside: Driveway parking and rear garden with low maintenance paved patio with fence surround.

Living Room 13' 0" x 9' 2" (3.96m x 2.80m)
Open plan living room with access to kitchen and stairs to 1st floor.

Kitchen 13' 0" x 6' 8" (3.96m x 2.04m)
Modern fitted kitchen with a range of floor and wall units. Complimentary worktops with tiled splashback. Oven, hob and extractor. Washing machine and fridge freezer. Space for small table & chairs.

Bedroom 1 5' 1" x 3' 7" (1.55m x 1.08m)
Double bedroom with built in wardrobe

Bathroom 6' 8" x 6' 3" (2.03m x 1.91m)
Contemporary bathroom featuring sink, toilet and bath with shower over. Part tiled walls and tiled floor.

First Floor Landing 6' 9" x 3' 3" (2.05m x 0.98m)
Landing with doors to bedroom, bathroom and loft access.

Outside
Driveway parking for 2 cars. Rear low maintenance garden with paved patio and fence surround.

Terms:
All lets are on an Assured Shorthold Tenancy for an initial term of 6 months unless otherwise stated & subject to eligibility. As part of the application process we will take references and carry out credit checks. To secure a property, one week's rent will be required as a holding deposit which will be held for 15 calendar days (unless otherwise expressly agreed). This amount will be attributed to the first month's rent following the completion of all tenancy documents. Successful applicants will be required to pay 1 month's rent in advance and also a deposit equal to 1 month's rent upon signing the Tenancy Agreement

We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

Energy Performance Certificate

25, Scotby Gardens, CARLISLE, CA1 2XH

Dwelling type: End-terrace house
Date of assessment: 13 February 2020
Date of certificate: 14 February 2020

Reference number: 0976-2817-6823-2090-6361
Type of assessment: RdSAP, existing dwelling
Total floor area: 39 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,353
Over 3 years you could save	£ 204

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 111 over 3 years	
Heating	£ 984 over 3 years	£ 891 over 3 years	
Hot Water	£ 222 over 3 years	£ 147 over 3 years	
Totals	£ 1,353	£ 1,149	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating		
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	Current 70	Potential 90 The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Party wall insulation	£300 - £600	£ 96
2 Low energy lighting for all fixed outlets	£10	£ 33
3 Solar water heating	£4,000 - £6,000	£ 75

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.