



Modern Detached House

Front & Rear Gardens

Shed

Three Bedrooms

Driveway Parking

EPC Rating 'B'



15 Tramside Way
Carlisle, CA1 2FH

Monthly Rental Of
£660

A well-present modern 3 bed detached house located on a quiet residential development just off London Road to the south of Carlisle city centre. Local amenities close by include Asda supermarket, convenience stores and food outlets. There are regular bus services within walking distance on London Road and Greystone Road. The accommodation briefly comprising: Entrance Hallway, Cloakroom, Living Room with bay window, modern fitted kitchen with space for table and chairs and patio doors to rear garden. To the first floor, two double bedrooms (one with en-suite) and a single bedroom. Family bathroom. Outside, there are front and rear gardens and a shed. Driveway parking for 2 cars. The property benefits from double

Entrance Hall 4' 3" x 3' 6" (1.29m x 1.07m) + 4' 8" x 3' 11" (1.42m x 1.20m)

with doors to Living Room, Cloakroom and Kitchen. Stairs to first floor.

Cloakroom 4' 10" x 3' 1" (1.47m x 0.95m)
featuring toilet and handbasin.

Living Room 12' 10" x 10' 5" (3.90m x 3.18m) + 5' 1" x 2' 3" (1.56m x 0.69m)
with bay window overlooking the front of the property.

Kitchen/Diner 18' 8" x 10' 10" (5.70m x 3.31m)
Modern fitted kitchen with a range of floor and wall units. Complimentary worktops with breakfast bar. Oven, hob and extractor. Space for dining table and chairs. Patio doors to rear garden. Doors to walk-in storage cupboard and Utility Room. Cushion flooring.

Utility room 5' 4" x 6' 7" (1.62m x 2.00m)
with worktop and plumbing for washing machine. External door to driveway at the side of the house. Cushion flooring.

First Floor Landing 11' 5" x 2' 9" (3.48m x 0.83m) + 2' 11" x 3' 3" (0.89m x 1.0m)
with doors to all bedrooms and loft access.

Bedroom 1 10' 8" x 12' 10" (3.24m x 3.90m)
Double bedroom overlooking the front of the property. En-suite bathroom.

En-suite 4' 11" x 6' 10" (1.50m x 2.09m)
featuring shower enclosure, toilet and wash basin.

Bedroom 2 8' 0" x 10' 8" (2.43m x 3.24m)
Double Bedroom overlooking the rear of the property.

Bedroom 3 8' 0" x 7' 9" (2.43m x 2.36m)
Single Bedroom overlooking the rear of the property.

Family Bathroom 6' 11" x 6' 1" (2.12m x 1.86m)
featuring bath, toilet and wash basin. Part tiled walls.

Outside
Front garden with lawn and path to front door. Driveway parking for two cars to the side of the property with pedestrian access to the rear garden. Rear garden has fence surround, raised patio and lawn. Shed.

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.

15 Tramside Way
CARLISLE
CA1 2FH

Dwelling type: Detached house
Date of assessment: 13 May 2010
Date of certificate: 13 May 2010
Reference number: 8010-6735-7750-1317-0992
Type of assessment: SAP, new dwelling
Total floor area: 85 m²


This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81 - 91) B	82	83
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
<i>Not energy efficient - higher running costs</i>		
England & 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 are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81 - 91) B	81	82
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	130 kWh/m ² per year	124 kWh/m ² per year
Carbon dioxide emissions	1.8 tonnes per year	1.7 tonnes per year
Lighting	£66 per year	£43 per year
Heating	£268 per year	£271 per year
Hot water	£101 per year	£101 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call **0800 512 012** or visit www.energysavingtrust.org.uk