



Modern Living

Parking

Two bedroom

Low council tax band

EPC rating is C

Newly refurbished



5a Scotby Close
Carlisle, CA1 2XG

Rent £650 Deposit £750

Immaculately presented two-bedroom property fresh to the rental market and ready for new tenants. The property has had a full renovation is being offered on an unfurnished basis and available to move into immediately. The property is neutrally decorated to suit all tastes and have new carpets throughout. Internally the property briefly consists of Living room, kitchen, 2 bedroom and family bathroom. Externally there's a lovely, enclosed garden to the rear and parking space to the front.

There will be 1 week's worth of rent required as a holding deposit which will hold the property whilst references are taken on the successful applicant.

The remaining rent and a deposit equating to 5 weeks rent will be payable at the commencement of tenancy.

Kitchen 8' 8" x 5' 7" (2.64m x 1.7m)

Living Room 13' 7" x 12' 4" (4.14m x 3.76m)

Bedroom 13' 7" x 9' 2" (4.14m x 2.79m)

Bedroom 2 7' 6" x 5' 8" (2.29m x 1.73m)

Family Bathroom 7' 6" x 5' 8" (2.29m x 1.73m)

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 5 weeks 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 (EPC)

5 Scotby Close CARLISLE CA1 2XG	Energy rating C	Valid until: 15 December 2031
		Certificate number: 6339-1122-1109-0536-2292

Property type

End-terrace house

Total floor area

47 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

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

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