



*Wards*

**Price**

**£1,500 PCM**

Fees Apply

 Available 25/11/24

**Denton Lane  
Wootton CT4**

*Wards*  
Helping you move forwards



## Main Features

- Rural location
- Set back from the road, private and gated
- Three double bedrooms
- Pets with Discretion
- Large gardens with a gardener included
- \*\* Garages not included \*\*

## Accommodation

- Lounge 4.29 x 6.19
- Kitchen 3.25 x 3.24
- Bathroom 2.98 x 2.55
- En-suite 2.12 x 1.82
- Bedroom 3.26 x 3.82
- Bedroom 4.03 x 2.78
- Bedroom 3.08 x 3.04



Deposit required is £1,730.77  
Dover District - Council Tax Band Tax Band B

Renting a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information and advice about letting

[www.gov.uk/government/publications/how-to-rent](http://www.gov.uk/government/publications/how-to-rent)

[www.gov.uk/private-renting](http://www.gov.uk/private-renting)

[www.wardsofkent.co.uk/letting/our-tenancy-fees/](http://www.wardsofkent.co.uk/letting/our-tenancy-fees/)

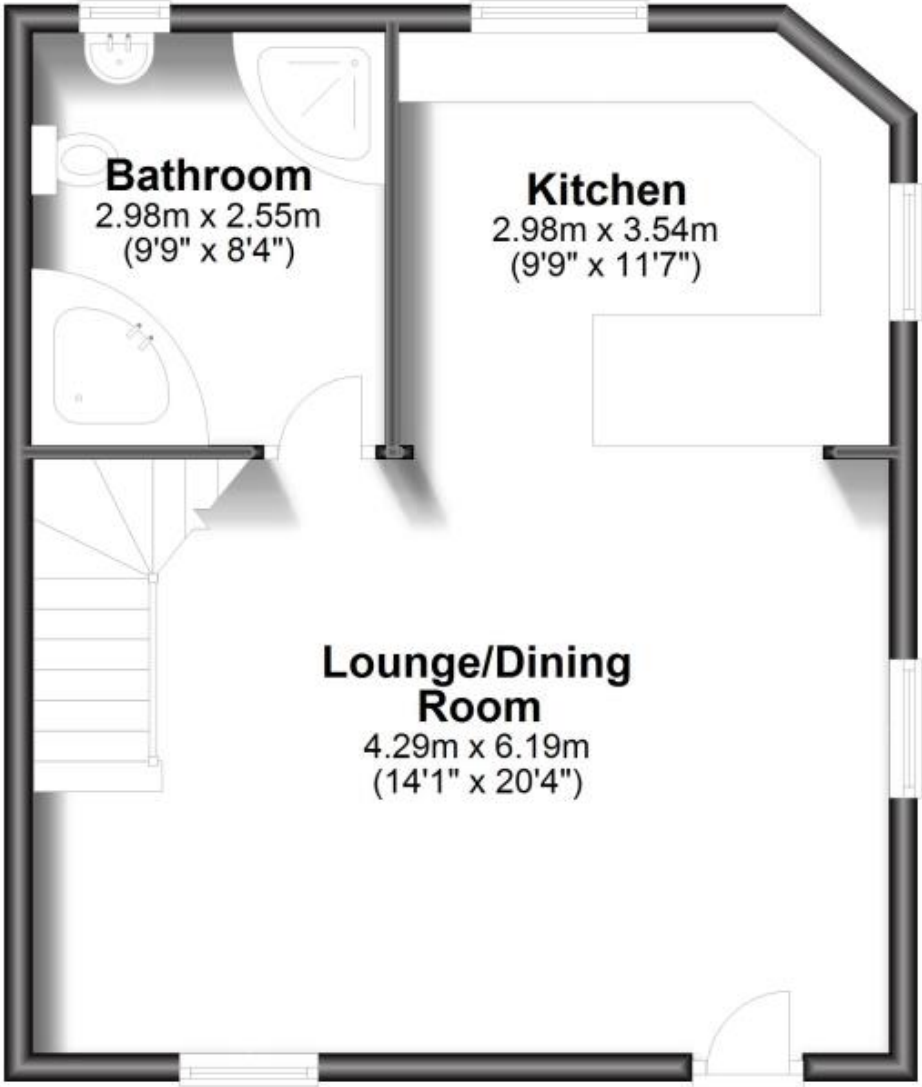
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)

Call Canterbury 01227 453793 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

IMPORTANT INFORMATION: Please note that administration fees are charged in addition to the rent and security deposit. Please contact our Lettings Team who will confirm the total costs involved in renting this property. For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Wards, 2015. Wards is a trading name of Arun Estates Limited Registered in England No. 2597969



### Ground Floor



### First Floor

