



the voice of experience



Per Month

£1,400 Per



3 Guilford Cottages, East Langdon, Dover CT15 5JD

Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract. (2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness. (3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property. (4) These details do not form part of any contract to purchase or lease the property.



www.tersons.com
29 Castle Street, Dover, Kent, CT16 IPT



To arrange a viewing please call **01304 246111**



Village location !!! If you are looking for peace and quiet and beautiful walks do not miss the opportunity to rent this spacious 3 bedroom home !

Being recently decorated throughout and new carpets this lovely 3 bedroom home is situated in the lovely village of East Langdon, comprising of good sized lounge with log burner, kitchen/diner, utility room and bathroom to the ground floor, 2 bedrooms to the first then a further bedroom on the top floor. With double glazing and electric heating, 2 parking spaces to the front and a good size rear garden.

EPC to be advised. Council tax band C. Sorry no pets, smokers. Would suit professional family.

This landlord will only consider applicants with an income of at least £48000 per annum (jointly), this is based on basic salary for contracted hours only, tax credits and pensions.

Prospective applicants who do not fit this profile need not apply.

Where a Guarantor (Individual) is required their earnings must be £57600 per annum.

A holding deposit of £369.00 is payable upon acceptance of your application, once paid the referencing will be submitted and the property

secured. Should you fail referencing due to not disclosing information or you pull out you will not be refunded the holding deposit. If the Landlord wishes to remove the property from the market you will receive in full your holding deposit.

Let Alliance will check all income and will contact your employer, earnings must be evidenced by documents. Applicants cannot be considered without the above income requirement also being met. Consideration is given to those who are legally disabled or in receipt of Personal Independence Payment (PIP), formerly Disability Living Allowance (DLA). All applicants are expected to have a clean credit score and a positive landlord reference if they are currently in rented accommodation.

