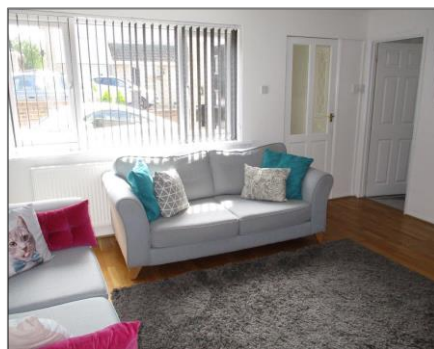


The Glen  
Shepherdswell  
Dover

£1,300.00 per calendar month

Finn's  
2 Market Street  
Sandwich  
CT13 9DA  
t: 01304 614471  
e: sandwich@finns.co.uk  
www.finns.co.uk



Four bedroom detached house.

Unfurnished. Gas central heating. Garage. Front and rear Gardens.

Tenancy Deposit: £1,500.00

EPC rating E

[www.finns.co.uk](http://www.finns.co.uk) 01304 614471



A detached family home in a cul de sac location in the sought after village of Shepherdswell. The village boasts a main line train station, shop, public house and primary school, and conveniently located for access to the A2. The accommodation comprises entrance porch, living room, dining room, kitchen, utility room, cloakroom and conservatory on the ground floor. There are four bedrooms and family bathroom on the first floor. Further benefits include gas central heating, double glazing, garage, additional parking and garden. No smokers. A deposit of £1,500 is required.

Accommodation comprises (approximate measurements):

**Entrance Hallway**

**WC**

WC, wash hand basin, vinyl flooring, radiator

**Sitting Room 15' 1" x 11' 8" (4.59m x 3.55m)**

Under stairs cupboard, door leading to enclosed staircase, large picture window to front

**Dining Room 9' 6" x 9' 0" (2.89m x 2.74m)**

Sliding patio doors leading to rear, wooden flooring, radiator

**Kitchen 9' 6" x 8' 10" (2.89m x 2.69m)**

Range of wall and base units, granite effect worktop, sink, gas cooking range, extractor hood, vinyl flooring

**Utility room 8' 3" x 5' 5" (2.51m x 1.65m)**

Boiler, Plumbing for washing machine, door to garage and conservatory

**Conservatory 15' 3" x 9' 6" (4.64m x 2.89m)**

French door to garden, radiator, tiled flooring

**First Floor Landing**

Loft hatch, airing cupboard

**Bedroom One 12' 2" x 11' 6" (3.71m x 3.50m)**

Vinyl flooring, radiator

**Bedroom Two 12' 0" x 9' 10" (3.65m x 2.99m)**

Radiator, vinyl flooring, fitted wardrobe

**Bedroom Three 10' 10" x 8' 6" (3.30m x 2.59m)**

Radiator, vinyl flooring

**Bedroom Four 10' 8" x 8' 6" (3.25m x 2.59m)**

Radiator, laminate flooring, fitted wardrobe

**Bathroom 10' 0" x 5' 5" (3.05m x 1.65m)**

Bath with shower over, wash hand basin, WC set into a vanity unit, tiled floor and walls

**Outside**

Front garden is laid over to allow parking

Rear garden is mainly laid to lawn with a hard standing for a shed. Integral garage

**Rent - £1,300.00** per calendar month, exclusive of all utility bills.

**Tenancy Deposit** – A deposit of **£1,500.00** will be payable. This is refundable without interest at the end of the tenancy provided there is no loss or damage.

**Holding Deposit** – A payment of **£300.00** will be required in order to secure the property. This sum will be offset against the first month's rent.

**Lease** – An Assured Shorthold of six or twelve months' duration.

**Local Authority** – Dover District Council. Band D

**Restrictions** –No smokers

**Viewing:** By appointment through Finn's, Sandwich – tel: 01304 614471

**Energy Performance Certificate** HM Government

23, The Glen, Shepherdswell, DOVER, CT15 7PF

Dwelling type: Detached house Reference number: 8804-6920-4219-4748-8902  
 Date of assessment: 08 October 2014 Type of assessment: RBSAP, existing dwelling  
 Date of certificate: 08 October 2014 Total floor area: 111 m<sup>2</sup>

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:	£ 4,113
Over 3 years you could save	£ 1,650

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 330 over 3 years	£ 198 over 3 years	
Heating	£ 3,321 over 3 years	£ 2,001 over 3 years	
Hot Water	£ 462 over 3 years	£ 276 over 3 years	
<b>Totals</b>	<b>£ 4,113</b>	<b>£ 2,483</b>	<b>You could save £ 1,650 over 3 years</b>

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**

Your energy efficient - lower running costs

100-91 A  
91-81 B  
81-69 C  
69-55 D  
55-49 E  
49-39 F  
39-35 G  
35-15 H  
15-1 G

Current: D (62) Potential: B (81)

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 Increase loft insulation to 270 mm	£100 - £350	£ 114
2 Cavity wall insulation	£500 - £1,500	£ 486
3 Floor insulation	£800 - £1,200	£ 231

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.simpleenergysolutions.org.uk](http://www.simpleenergysolutions.org.uk) or call Freephone 0800 444292. The Green Deal may enable you to make your home warmer and cheaper to run.

**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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