

Shuart Lane
Birchington
CT7 0NB

£2,000 Per Calendar Month

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



Available unfurnished and newly refurbished, Grade II Listed detached cottage located in a secluded position on the outskirts of the village. Accommodation comprises two reception rooms, bathroom and kitchen on the ground floor with four bedrooms and shower room on the first floor. The property retains much character with original single glazed windows, exposed timbers, oil fired central heating, gardens and parking and cellar. A family pet may be considered.

- Newly Refurbished Grade II Listed Cottage
- 4 Bedrooms
- Secluded Position
- Council Tax Band D
- EPC Band E
- Deposit £2305.00
- Family Pet Considered
- Brick Store and Open Barn for Parking
- Enclosed Gardens to Front and Side
- Grade II Listed



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	46	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing: By appointment through Finn's, Sandwich
Telephone: 01304 614471

Council Tax: D

Date: These particulars were prepared on: 8th August 2024

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 representatives 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 give any representation or warranty in relation to this property.

FINN'S CANTERBURY
82 Castle Street
Canterbury
Kent CT1 2QD
Lettings: 01227 452111

FINN'S SANDWICH
2 Market Street
Sandwich
Kent CT13 9DA
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Packhouse
Wantsum Way
St Nicholas at Wade
Kent CT7 0NE
01843 848320

