

Drainless Road  
Eastry, Sandwich  
CT13 0EA

£1,600 Per Calendar Month

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



Presented to a high standard, a detached single storey former milking parlour situated within the private grounds of Drove Farm and accessed via electric gates. The accommodation comprises, large entrance area, open plan living and kitchen area with log burner, utility room, long inner hallway with three bedrooms and bathroom leading off. The master bedroom boasts a dressing area with built in storage and hanging space and en-suite bathroom. The property has wood effect ceramic flooring throughout with underfloor heating, oil fired central heating and double glazing. There is parking and garden with views across surrounding countryside.

- Detached single story converted property
- Three bedrooms
- Situated in the private grounds of Drove Farm
- Oil fired central heating
- En suite and family bathroom
- Deposit £1,845
- One pet considered
- Available now
- EPC C
- Dover District Council Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

Council Tax: D

Date: These particulars were prepared on: 6th December 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

