

Saunders House Saunders Lane
Ash
Canterbury
CT3 2SH

£2,150 Per Calendar Month

Finn's
2 Market Street
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471
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• 4 Bedrooms • House • 2 Receptions • Unfurnished Property • Gas C/H • Medium Sized Garden • Driveway Parking Available • Sorry, No Smokers • Deposit £2,470.00 • Council Tax Band F, EPC Band D

Deposit: £2,470

EPC rating E

A rare opportunity to rent a charming detached country house which has undergone extensive refurbishment and now offers spacious family accommodation. Decorated to a high standard and enhanced by an imaginative colour scheme throughout, this most attractive house is located on the edge of the village of Ash which has a variety of local facilities including state and independent primary schools. The ancient Cinque port of Sandwich is nearby and the cathedral city of Canterbury is a short drive away.

The property features a spacious lounge with a beamed ceiling with doors to the garden. A generously sized conservatory with wooden flooring provides access into the galley kitchen which in turn leads to a large utility room. Additionally on the ground floor there is a large reception room or fourth bedroom (with an en-suite shower room), study, cloakroom and an attractive reception hallway.

An attractive staircase leads to the first floor where there are three further double bedrooms and a family bathroom.

The house stands within a large garden which is mainly laid to lawn and with ample off road car parking. There is full gas central heating and a private drainage system.

Rent - £2,150 Per Calendar Month

Tenancy Deposit - £2,470. This is refunded without interest at the end of the tenancy provided there is no loss or damage.

Lease - An Assured Shorthold Tenancy of six or twelve months' duration.

Local Authority - Dover
Council Tax Band F

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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01304 614471

Date: These particulars were prepared on: