

St Marys Poulton Farm  
West Hougham  
Dover  
CT15 7DP

£1,350 Per Calendar Month

Finn's  
2 Market Street  
Sandwich  
Kent CT13 9DA  
Sales: 01304 612147  
Lettings: 01304 614471  
e: sandwich@finns.co.uk  
www.finns.co.uk



• Detached bungalow with 3 bedrooms. • Located on the edge of Dover close to Coombe Valley Raceway. • One family pet may be considered • Rural location • EPC Band D • Council Tax Band D Dover District Council • Off Road Parking • Deposit £1555 • Holding deposit £310 • Available early June

Deposit: £1,555

EPC rating

Located on the outskirts of the town with a rural aspect and accessed by a single width track which is approximately one and three quarter mile long. This is also the access road to Coombe Valley Raceway for banger racing.

Available unfurnished, this detached bungalow has accommodation comprising, three bedrooms, kitchen/dining room, utility room, living room, bathroom with shower and separate toilet. The property has double glazing, gas central heating and private drainage. The property has gardens and off road parking. A family pet may be considered.

Kitchen/Dining Room

Utility Room

Living Room

FIRST FLOOR

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

WC

**Rent** - £1,350 Per Calendar Month

**Tenancy Deposit** - £1,555. 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 D

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

### 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>68</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

Date: These particulars were prepared on:

