

2 Loop Street  
Sandwich  
Kent  
CT13 9HE

£895 PCM

Finn's  
2 Market Street  
Sandwich  
Kent CT13 9DA  
Sales: 01304 612147  
Lettings: 01304 614471  
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• 1 Bedroom • House • Unfurnished Property • 2 Receptions • Gas C/H • Sorry, No Smokers • Sorry No Children or Pets Allowed • Patio • Allocated Parking Available • EPC Band C Deposit £1030.00 Council Tax Band C

Deposit: £1,030

EPC rating D

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Ideal location for Discovery Park and available now. Set within the award winning Stourfields development close to the heart of the historic Cinque Port town of Sandwich. A well maintained modern, semi-detached house benefiting from full gas fired central heating. The accommodation comprises fully fitted kitchen with appliances, lounge with open fire, dining room, bedroom and bathroom. There is a small rear courtyard garden and off-road car parking. Not suitable for children or pets.

**Rent** - £895 PCM

**Tenancy Deposit** - £1,030. 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 C

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

#### GROUND FLOOR

##### ENTRANCE

Into lobby with cupboard under the stairs.

##### KITCHEN

Range of cupboards and worktops. White sink and drainer. Gas hob. Electric oven. Electric cooker hood. Fridge/freezer. Washer/dryer. Gas central heating boiler. Slate tiled floor.

##### LOUNGE

12' x 10'  
Wooden flooring. Radiator. Open fire. Feature ceiling beams. Telephone socket. Door to rear garden.

##### DINING ROOM

16' x 7'  
Wooden flooring. Table and chairs. Radiator. TV socket.

#### FIRST FLOOR

##### LANDING

Radiator. Fitted carpet.

##### BATHROOM

Bath with shower attachment over. Wash hand basin. Low level WC. Radiator. Italian wooden flooring. Extractor fan.

##### DOUBLE BEDROOM

Radiator. Fitted cupboard. Airing cupboard with hot water cylinder. Storage cupboard. Telephone point.

#### OUTSIDE

To the rear of the property there is a small enclosed courtyard garden with access through a gate to a designated car parking space.

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01304 614471

Date: These particulars were prepared on:

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	