



TMS

ESTATE AGENTS



Church Lane, Ripple, Deal, CT14 8JJ

£1,250 Per Month

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- TWO BEDROOM COTTAGE + CONVERTED LOFT ROOM
- VILLAGE LOCATION
- LONG TERM LET / UNFURNISHED
- COUNCIL TAX B / EPC - D
- A SMALL PET CONSIDERED
- SOUGHT AFTER LOCATION RIPPLE
- SPECTACULAR COUNTRYSIDE VIEWS
- IDEAL FAMILY HOME / PETS ALLOWED
- AVAILABLE MID JUNE 2025

AVAILABLE MID JUNE 2025 ~ COTTAGE IN VILLAGE LOCATION

TMS ESTATE AGENTS are delighted to bring to the market this charming two bedroom cottage with converted loft.

Nestled in the picturesque village of Ripple and only 10 minutes from Deal itself is this rare opportunity to rent this lovely home which boasts spectacular views of the beautiful countryside from every aspect.

The cottage has a lovely rustic feel about it and offers a wealth of character with stripped wood floors and doors, Raeburn Aga and an exposed brickwork chimney breast with log burner.

This is a rare opportunity to secure the perfect family home, in a sought after location that would suit a professional couple or a family with a teenager who would enjoys added benefits of a loft room/den off the second bedroom with panoramic countryside views.

Other benefits to note are the local village amenities, local countryside walks, double glazed windows and gas central heating.

The property is offered unfurnished and for a long term let, it is pet friendly and the landlord will accept cats and dogs.

Council Tax band B / Deposit = 5 weeks rent £1384.61 / EPC - D / holding deposit £276.92
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £36,000 PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY

Contact TMS ESTATE AGENTS today to book your accompanied viewing,

Ground Floor

Reception

10'11" x 10'9" (3.35m x 3.28m)

Double glazed sash window to front, stripped wood floor, wood burner, shelving to alcoves.

Lobby

Carpeted stairs to First Floor

Kitchen

(11'6" x 10'4" ((3.53m x 3.15m)

Double glazed window and door to garden, stripped wood floor, space for fridge, freezer and washing machine, Raeburn cooker, 2 ring hob, dresser, butler style sink, radiator and door to basement

Basement

With natural light, power and radiator.

First Floor

Bedroom 1

12'9" x 10'7" (3.89m x 3.25m)

Double glazed sash window to front, Stripped wood floor, built in cupboard, cast iron fireplace and surround, radiator.

Bedroom 2

13' 11" x 6' 2" (4.24m x 1.88m) Two double glazed windows to rear with spectacular views, built in bed frame for single bed, desk area, radiator, stairs to loft room.

Loft Room

11'8" x 9'6" (3.56m x 2.90m)

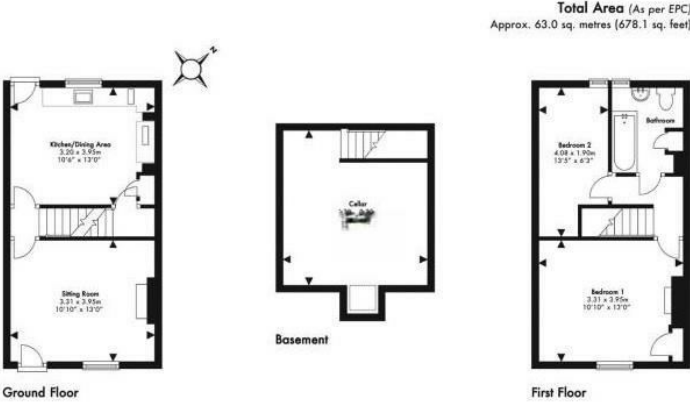
Dual aspect Velux windows, exposed brick chimney breast, Herringbone wood floor, radiator.

External

Rear Garden

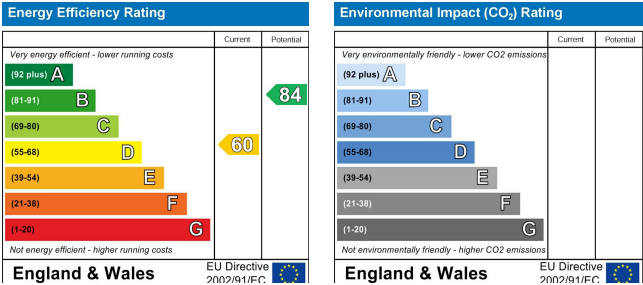
The mature and well established rear garden stretches for 150' and boasts the most spectacular views over the neighbouring farmland and countryside, with rear access to green chain walks.





Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.