



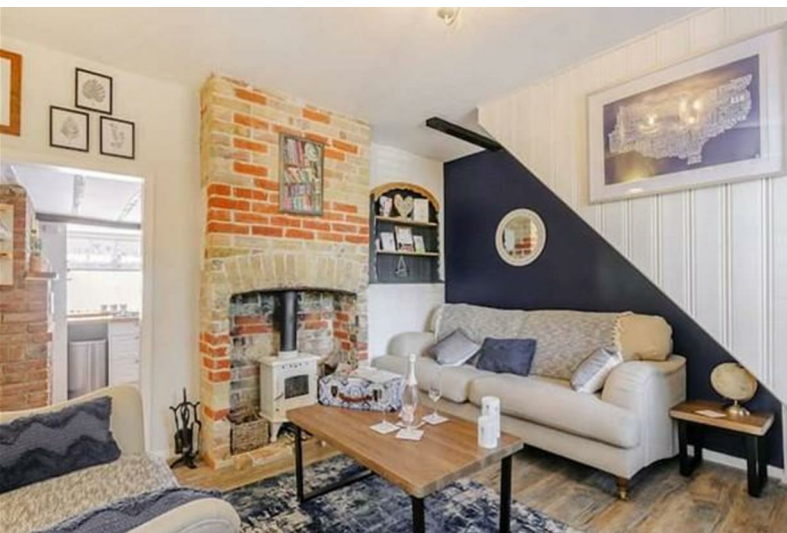
TMS

ESTATE AGENTS



New Street, Ash, CT3 2BH

£1,300 Per Month



21 New Street

Ash, Canterbury, CT3 2BH

£1,300 Per Month



- 2 BEDROOM, GRADE 2 LISTED COTTAGE
- UTILITY ROOM
- FURNISHED
- GROUND FLOOR BATHROOM
- EPC - TBC / COUNCIL TAX - B
- AVAILABLE JANUARY 2026
- BRICK FIREPLACE WITH LOG BURNER
- LONG TERM LET
- COTTAGE GARDEN & OFF STREET PARKING FOR 2 CARS
- SITUATED IN THE HEART OF THE VILLAGE

AVAILABLE JAN 2026 ~ 2 BEDROOM GRADE II LISTED COTTAGE ~ QUIET VILLAGE ~ FURNISHED

TMS Estate Agents are delighted to market this charming, furnished, two bedroom semi-detached cottage in the very popular but rarely available village of Ash.

Just 3 miles west of the historic town of Sandwich and offers beautiful village life with easy access to Canterbury just 11 miles away. There are local junior schools in Ash as well as senior schools within the area. Close by are a selection of amenities including pubs, general stores, chemist, library, rugby club, Bowles club and village hall.

If you are looking for the perfectly presented family home in a quiet village, then look no further.

The ground floor enjoys a spacious, light lounge with feature brick fireplace and working log burner. To the rear of the property is a fully equipped kitchen/dining room with additional utility area with tumble drier and fridge freezer. The bathroom has a shower over the bath. The first floor comprises two bedrooms.

Outside there is a semi fenced, sunny garden situated to the front of the property with mature shrubs and borders, mainly laid to lawn with a storage shed and wood storage. To the front there is off street parking for 2 cars.

Ideal for a professional couple, 2 people sharing or a small family, the landlord will consider 1 small pet.

Council tax band B / EPC - E / DEPOSIT 5 weeks rent £1500.00 / holding deposit £300.00
For broadband and phone coverage please check through checker.ofcom.org.uk

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £34,500, PER ANNUM TO SHOW AFFORDABILITY FOR THIS PROPERTY AND GUARANTORS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £41,400

Call TMS ESTATE AGENTS today to book your viewing

GROUND FLOOR

LOUNGE

Feature brick fireplace with log burner, 2 sofas, coffee table, storage.

KITCHEN

Gas hob, eye level oven, washing machine, dish washer, dining table with pew and chairs, feature brick fireplace,

UTILITY AREA

BATHROOM

7'10" x 5'10" (2.39 x 1.80)

FIRST FLOOR

BEDROOM 1

Double bed with bed side cabinets, chest of drawers, carpet, radiator.

BEDROOM 2

Eaves storage, TV, carpet, radiator.

EXTERNAL

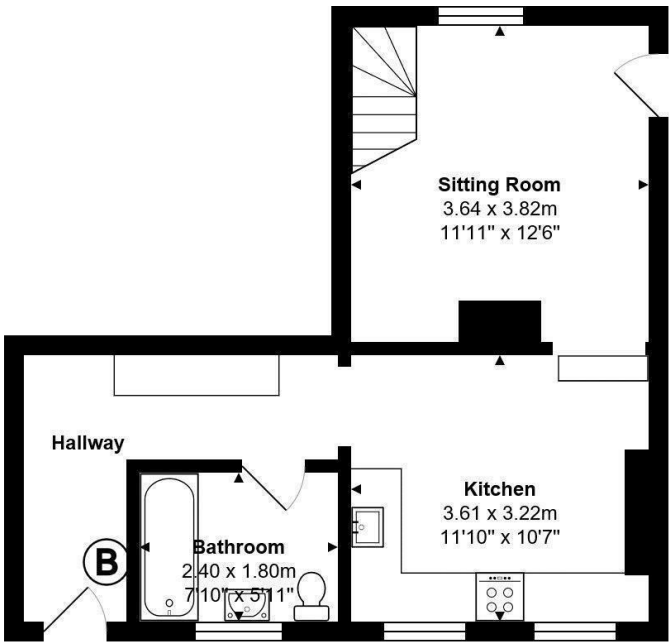
GARDEN

To the front, fenced garden laid to lawn.

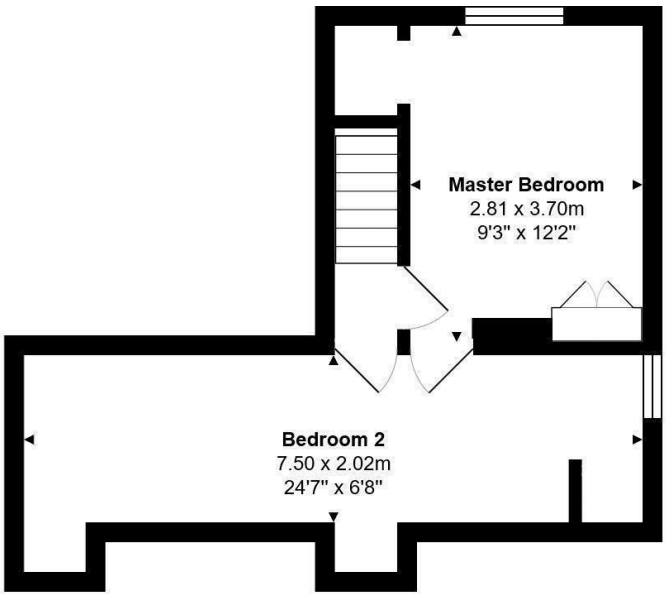
PARKING

Off street parking for 2 cars





Ground Floor



First Floor

Total Area: 69.5 m² ... 748 ft²

Measurements of doors, windows and rooms and any other item are approximate and no responsibility is taken for any error, omission or mis-statement
This plan is for illustrative purpose only .

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.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.