



Jenkinson estates

Cripps Lane St Margarets at Cliffe  
Dover  
Rental of £1,600.00pcm



# AST

Energy Performance Rating = TBC

- Holding Deposit £369.00
- New Build Semi Detached

- Security Deposit £369
- En Suite Shower Room

- Council Tax Band TBC
- Three Bedroom

Jenkinson Estates are pleased to bring to the market this new build, semi detached home in the popular village location of Cripps' Lane, St Margaret's at Cliffe. One of two properties that have been built, these are set back from the road with the front offering ample off road parking. This particular property, accessed via an entrance hallway and opening into a spacious open plan space that is over 30ft in length and comprises of the fitted kitchen and living space that opens to the rear garden via bi-folding doors. The ground floor is completed with a separate W.C and a cupboard which houses a washing machine. The first floor continues to impress with three bedrooms, the master having the benefit of an en-suite shower room. The accommodation is completed with the family bathroom that offers a four piece suite. There is underfloor heating to the ground floor and radiators to the first floor, powered by air source heat pump. Externally the rear is mostly laid to lawn with the addition of a patio area and raised flowerbeds. All viewings are strictly by appointment via the Sole Agent J









**Jenkinson Estates Lettings**  
**6 West Street, Deal, Kent, CT14**

**01304 373984**

**lettings@jenkinsonstates.co.uk**

**www.jenkinsonstates.co.uk**

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



**Accommodation**

**Hallway**

**Open Plan Living, Dining and Kitchen**  
**30'3" x 17'9" (9.22m x 5.41m)**

**Ground Floor WC**

**First Floor Landing**

**Bedroom One**  
**14'3" x 10'4" (4.34m x 3.15m)**

**Ensuite Shower Room**

**Bedroom Two**

**12'7" x 8'8" (3.84m x 2.64m)**

**Bedroom Three**

**11'0" x 8'7" (3.35m x 2.62m)**

**Family Bathroom**

**9'5" x 6'4" (2.87m x 1.93m)**

**Rear Garden**

**Off Road Parking**

