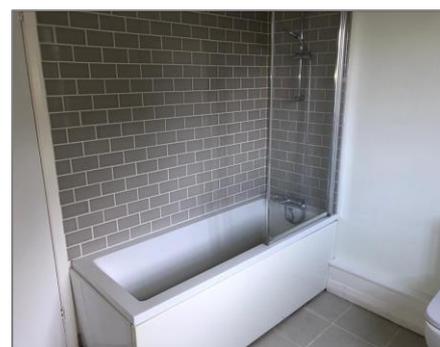


**1 Firdown Cottages  
Hode Lane,  
Bridge, Canterbury  
CT4 5DJ**

**£1010.00 per calendar month**

Finn's  
82 Castle Street  
Canterbury  
CT1 2QD  
t: 01227 452111  
e: canterbury@finns.co.uk  
www.finns.co.uk



An attractive three bedroom semi detached cottage.

Kitchen/dining room with some appliances. Separate Wc. Bathroom with shower over bath. Off road parking for two vehicles. Large garden. Deposit £1165.00

**www.finns.co.uk 01227 452111**



An attractive three bedroom semi detached cottage. Sitting room with wood burning stove, kitchen/diner fitted with some appliances, fitted bathroom with shower over bath, three large double bedrooms. Off road parking and large garden. No smokers, one small well behaved family pet may be considered. Available mid October.

Accommodation comprises (approximate measurements):

**Sitting Room** 10' 10" x 11' 8" (3.30m x 3.55m)

Fitted carpet. Feature brick fireplace with wood burning stove. White UPVC double glazed window to front. TV aerial point. Radiator.

**Kitchen/Dining Room** 12' 6" x 11' 10" (3.81m x 3.60m)

Range of melamine fronted Oak effect Shaker style units with granite effect worktops. Stainless steel sink unit. Built in BEKO ceramic hob with electric oven under and extractor hood over. Space for washing machine and fridge freezer. Oil fired boiler. Triple aspect room with double glazed windows to side and rear. marble effect vinyl flooring.

**Separate WC**

Low level dual flush WC and wall mounted hand basin. Radiator. Ceramic tiled floor. Double glazed window to front. Wall mounted extractor fan.

**Bedroom One** 10' 6" x 11' 4" (3.20m x 3.45m)

Fitted carpet. Radiator. UPVC double glazed window to front. Built in single wardrobe. Feature fireplace (ornamental purposes only)

**Bedroom Two** 12' 4" x 14' 5" (3.76m x 4.39m)

Fitted carpet. Radiator. Triple aspect room with double glazed windows to side and rear. Telephone point.

**Bedroom Three** 8' 5" x 11' 2" (2.56m x 3.40m)

Fitted carpet. Radiator. Twin aspect room with double glazed windows to front and side.

**Outside**

Attractive gardens to front, mainly laid to lawn with driveway with parking for two vehicles. The gardens are exceptionally large for the size of the property with a concrete patio area to the rear of the property with pathways leading to lawned areas with mature shrubs and flower borders. Brick built outbuilding with power and light. The gardens back on to woodland to the rear and are fully enclosed.

**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

FINN'S CANTERBURY  
82 Castle Street  
Canterbury  
Kent CT1 2QD  
Sales: 01227 454111  
Lettings: 01227 452111

FINN'S SANDWICH  
1-3 King Street  
Sandwich  
Kent CT13 9BY  
Sales: 01304 612147  
Lettings: 01304 614471

**Rent - £1010.00** per calendar month, exclusive of all utility bills

**Tenancy Deposit** - A deposit of **£1165.00** will be payable. This is refundable without interest at the end of the tenancy provided there is no loss or damage

**Holding Deposit** - A payment of £230.00 will be required in order to secure the property. This sum will be offset against the first month's rent

**Lease** – An Assured Shorthold Tenancy of six or twelve months' duration

**Local Authority** – Canterbury City Council - Band C

**Restrictions** – No smoker. One small well behaved pet may be considered

**Viewing** - By appointment only through Finn's Canterbury - Tel: 01227 452111

**Energy performance certificate (EPC)**

1 Firdown Cottages 120a Lane Bekesbourne CANTERBURY CT4 5DJ	Energy rating <b>D</b>	Valid until: 8 August 2028 Certificate number: 8307-0885-5529-3607-2883
---	---------------------------	--

Property type: Semi-detached house  
Total floor area: 84 square metres

**Rules on letting this property**

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy efficiency rating for this property**

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

FINN'S ST NICHOLAS AT WADE  
The Brick Barn  
Court Road  
St Nicholas at Wade  
Kent CT7 0PT  
01843 848230

