

Belle Isle Road
Birchington
CT7 0NL

£1,425 PCM

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



A well presented three bedroom detached farm cottage in a rural location situated on a working farm. The property is located on the outskirts of the village of St Nicholas at Wade and has easy access to the A299 to the Thanet towns and also to Herne Bay, Whitstable and Canterbury which is approximately twelve miles distant. The accommodation on the ground floor comprises: entrance hall, sitting room with open fireplace, kitchen/diner with oil fired Rayburn, bathroom with separate shower. On the first floor there are three double bedrooms. The property is fully double glazed and has oil fired central heating. There are good sized gardens and off road parking for two to three vehicles.

- 3 Bedroom Detached Farm Cottage
- Large Kitchen/Diner
- Oil Fired Rayburn
- Feature Fireplaces (one ornamental)
- Double Glazing
- Oil Fired Central Heating
- Large Mature Gardens
- Off Road Parking
- One family Pet may be considered
- EPC Band E Deposit £1640.00



Viewing: By appointment through Finn's, Canterbury
 Telephone: 01227 452111

Council Tax: C
 Date: These particulars were prepared on: 25th April 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 representatives 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 give any representation or warranty in relation to this property.

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

FINN'S SANDWICH
 2 Market Street
 Sandwich
 Kent CT13 9DA
 Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
 The Packhouse
 Wantsum Way
 St Nicholas at Wade
 Kent CT7 0NE
 01843 848320

