

**RUSH  
WITT &  
WILSON**



**3 Coombes Cottages Hobbs Lane, Rye, TN31 6TN  
£1,700 Per Month**

A spacious and well presented three / four bedroom end of terrace home occupying a peaceful country lane position of Beckley enjoying rural views to the rear. Accommodation comprises a reception hallway, main living room, open plan kitchen / dining room with doors to the rear garden, further inner hall serving an optional utility room or kitchenette, ground floor bedroom or office and wet room. To the first floor enjoys three generous double bedrooms with elevated views to the rear and well appointed family bathroom suite. Outside offers a generous and level rear garden complete with paved seating area to one end and garden playroom with power and lighting. To the front provides on street parking to the roadside. The area offers an abundance of excellent walking routes and just a short walk from the well regarded local primary school.

EPC rating D. Terms: £1700 deposit, 1st months rent in advance. In order to proceed with an application a holding deposit equivalent to one weeks rent will be required to hold the property whilst references are being obtained. This will be taken off of your first months rent on move in upon successful completion of the referencing process. Please contact a member of staff for further details. For more information or to book a viewing, please call (01797 253555). We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697)

**Entrance hall**

**Living room**

**Kitchen / dining room**

**Inner hallway**

**Laundry / Kitchenette**

**Ground floor bedroom or office**

**Ground floor wet room**

**Stairs and landing**

**Bedroom 1**

**Bedroom 2**

**Bedroom 3**

**Rear garden**

**Agents note**

These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars have been tested unless required. Further information on broadband and mobile coverage and speeds can be found at [Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/](http://Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/) According to the gov.uk website the property is located in an area at low or very low risk of flooding.





