



Selsfield Minnis Lane, Stelling Minnis - CT4 6BS
£1,800 pcm



Selsfield Minnis Lane

Stelling Minnis, Canterbury

Spacious four-bed semi in sought-after Stelling Minnis. Features two receptions, modern kitchen, off-road parking, enclosed garden, oil heating, double glazing, and rural village location. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Located in the highly sought-after village of Stelling Minnis
- A spacious four-bedroom semi-detached family home offers well-proportioned accommodation throughout
- Living room, dining room, kitchen/breakfast room, side porch and WC
- Four bedrooms and bathroom
- Driveway and rear garden
- Oil fired central heating
- Holding deposit £415.00
- Deposit £2,076.00

Entrance porch

Entrance hall

WC

Living room

14' 7" x 13' 0" (4.45m x 3.96m)

Dining room

10' 10" x 8' 10" (3.30m x 2.69m)

Kitchen/breakfast room

19' 8" x 9' 0" (5.99m x 2.74m)

Side porch

First floor landing

Bedroom one

14' 0" x 9' 6" (4.27m x 2.90m)

Bedroom two

9' 6" x 9' 0" (2.90m x 2.74m)

Bedroom three

9' 2" x 8' 6" (2.79m x 2.59m)

Bedroom four

7' 8" x 7' 6" (2.34m x 2.29m)

Bathroom

Garage

18' 2" x 8' 8" (5.54m x 2.64m)

Holding deposit

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraws from the tenancy, fails a Right-to-Rent check, provides materially significant false or misleading information, or fails to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).



Laing Bennett

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DISCLAIMER – These details are for guidance only and do not form part of an offer or contract. Measurements are approximate. Laing Bennett Ltd and the Vendor/Landlord accept no liability. Services and appliances are untested. Applicants must make their own checks. Items shown may not be included. No staff have authority to give warranties.