



3 Ethelburga Drive, Lyminge - CT18 8JJ
£1,250 pcm



3 Ethelburga Drive

Lyminge, Folkestone

Three bedroom detached bungalow in central Lyminge with new flooring, spacious lounge, gas central heating, front and rear gardens, single garage, and off road parking.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Three bedroom detached bungalow
- New flooring throughout
- Off road parking and single garage
- Conservatory
- Living/dining room
- Gas central heating
- Holding deposit £288.00
- Deposit £1442.00

Entrance porch

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Kitchen

8' 10" x 8' 8" (2.70m x 2.65m)

Dining area

8' 8" x 9' 2" (2.65m x 2.80m)

Living area

18' 0" x 11' 11" (5.48m x 3.64m)

Hallway

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WC

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Bathroom

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Bedroom one

13' 4" x 10' 0" (4.07m x 3.04m)

Bedroom two

10' 5" x 8' 9" (3.18m x 2.66m)

Bedroom three

6' 7" x 10' 0" (2.01m x 3.04m)

Conservatory

9' 10" x 9' 11" (3.00m x 3.01m)

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)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail 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.