Little Crockshard Farm Crockshard Lane

Wingham
CT3 1NY

£1,500 Per Month

Finn's
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• Stunning Barn Conversion• 2 Bedrooms both with en-suite bathrooms • Utility Room• Large picture windows • Electric Heating• Courtyard area and parking • EPC Band E• Council Tax Band E • Deposit £1,730.00• Available 31/01/2027

Deposit: £1,730

EPC rating



RICS

Available unfurnished, this former barn has been converted to a high standard. The accommodation comprises two bedrooms, each with en-suite shower room, and utility room on the ground floor. The open plan kitchen and living space, with log burner, is located on the first floor offering views across surrounding countryside through the large picture windows. The property has electric heating, courtyard and parking.

Tenants to pay £25.00 pcm towards fresh water and £25.00 pcm towards cesspool charges

**Rent** - £1,500 Per Month

**Tenancy Deposit** - £1,730. This is refunded without interest at the end of the tenancy provided there is no loss or damage.

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

**Local Authority** - Dover
**Council Tax** Band E

Viewing: By appointment through Finn's, Sandwich - tel: 01304 614471

GROUND FLOOR ENTRANCE HALL
Wood effect flooring. Double glazed window. Stairs to first floor. Under stairs cupboard. Electric heater

BEDROOM
10'8 X 9'6
Double glazed windows. Wood effect flooring. Electric heater.

EN-SUITE SHOWER ROOM
White suite comprising low level toilet, wash hand basin with vanity unit and shower cubicle

UTILITY ROOM
7'7 x 5'
Electric water heater. Washing machine and tumble dryer. Base units and work surface matching those in the kitchen. Wood effect flooring.

BEDROOM
9'7 x 10'5
Double glazed windows. Wood effect flooring. Electric heater

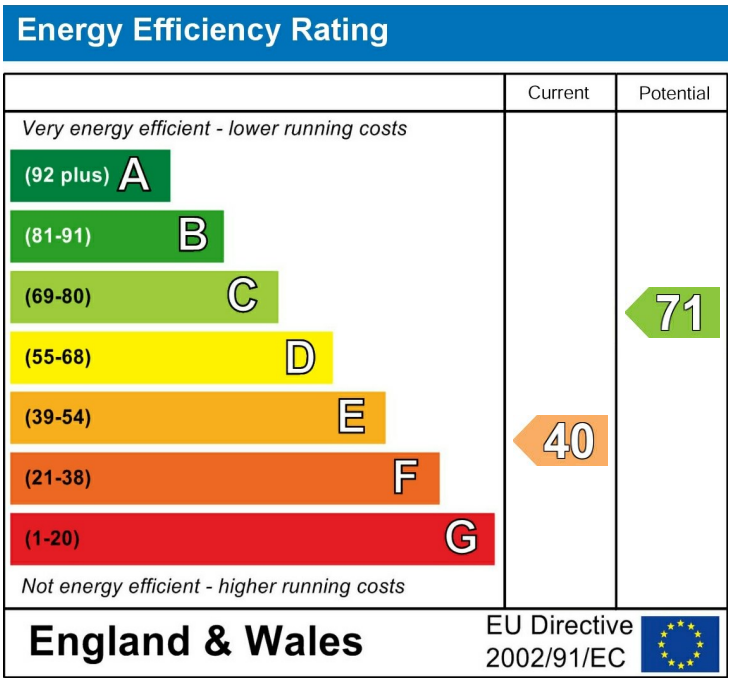
EN-SUITE SHOWER ROOM
White suite comprising low level toilet, wash hand basin with vanity unit and shower cubicle

FIRST FLOOR

KITCHEN AREA
10' x 12'5
Range of base and drawer units in pale grey with black marble effect work surface and matching upstands. Built in electric hob and single oven. Free standing dishwasher and fridge/freezer. White one and a half bowl sink unit Wood effect flooring. Large double glazed windows overlooking surrounding countryside.

LIVING AREA
19'7 x 12'5
Two Velux windows. Two further windows and large picture window at far end overlooking surrounding countryside. Electric heater. Continuation of wood effect flooring. Stairs to ground floor. Exposed beams.

EXTERIOR
Courtyard area. Parking




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Date: These particulars were prepared on:

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