

Nells Barn St Radigunds Abbey Farm  
Abbey Road  
Dover  
CT15 7DL

£1,700 Per Month

Finn's  
2 Market Street  
Sandwich  
Kent CT13 9DA  
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• Detached five bedroom property • Quiet location • Three en-suites • Off road parking • EPC D • Deposit £1960.00 • Council Tax Band E • Games room with pool table • Unsuitable for small children due to farm location • Available mid March 2026

Deposit: £1,960

EPC rating

Available unfurnished or part furnished. An attractively presented spacious detached property enjoying tranquil surroundings in a peaceful rural location a short distance from the historic town of Dover. Tastefully decorated throughout and featuring solid oak beams, floors and doors and comprising a generously sized reception room, kitchen/diner, family bathroom, five bedrooms (three with en-suite facilities) and games room with pool table. Oil fired central heating and a wood burning stove. There is convenient off road car parking and a fenced rear garden laid to lawn. We regret no smokers or pets. Due to the location of the property small children are not permitted to reside .

#### Reception Room

26'2 x 19'5

Four radiators, solid oak floor, french doors, 2 staircases to first floor

#### Kitchen

19'2 x 14'10

Range of oak effect units, large fridge freezer, door to garden, stainless steel sink and drainer, oven and hob, vinyl flooring

#### Bedroom One

12'7 x 9'8

To the ground floor, fitted double wardrobe, radiator, carpet

#### Bedroom Two

12'7 x 10'

To the ground floor, fitted double wardrobe, radiator, carpet, en-suite shower room

#### Bedroom Three

12'8 x 8'9

To the ground floor, fitted single wardrobe, radiator, carpet, en-suite cloakroom

#### Bedroom Four

11'10 x 9'2

To the ground floor, radiator, carpet, en-suite shower room

#### FIRST FLOOR

#### Bedroom Five

12'5 x 10'5

To the first floor up an oak staircase, radiator, carpet, en-suite shower room

#### Bathroom

Shower over the bath, toilet

#### Outside

Fenced rear garden, private parking

**Rent** - £1,700 Per Month

**Tenancy Deposit** - £1,960. 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 District Council  
**Council Tax** Band E

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

### Energy Efficiency Rating

|                                                    | Current | Potential                                                                                                        |
|----------------------------------------------------|---------|------------------------------------------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i> |         |                                                                                                                  |
| (92 plus) <b>A</b>                                 |         |                                                                                                                  |
| (81-91) <b>B</b>                                   |         |                                                                                                                  |
| (69-80) <b>C</b>                                   |         |                                                                                                                  |
| (55-68) <b>D</b>                                   | 66      | 75                                                                                                               |
| (39-54) <b>E</b>                                   |         |                                                                                                                  |
| (21-38) <b>F</b>                                   |         |                                                                                                                  |
| (1-20) <b>G</b>                                    |         |                                                                                                                  |
| <i>Not energy efficient - higher running costs</i> |         |                                                                                                                  |
| <b>England &amp; Wales</b>                         |         | EU Directive<br>2002/91/EC  |

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01304 614471

Date: These particulars were prepared on: