

Poulton Farm Cottage Poulton Farm
Hougham
Dover
CT15 7DP

£1,200 PCM

Finn's
2 Market Street
Sandwich
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• Semi-detached House • 2-3 Bedrooms • In good decorative order • 1 Reception Room • Gas Central Heating • Deposit £1205 • EPC D • One Family pet may be considered • Available mid March 2026 • Dover District Council Tax Band B

Deposit: £1,205

EPC rating C

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Located on the outskirts of the town with a rural aspect and accessed by a single width track which is approximately one and three quarters of a mile long. This is also the access road to Coombe Valley Raceway for banger racing.

A generously sized two or three bedroom semi-detached house available unfurnished. The property is in good decorative order throughout with a modern kitchen. Accommodation comprises living room, kitchen, study/bedroom three, cloakroom and boot room on the ground floor. To the first floor are two double bedrooms and bathroom. The property benefits from double glazing, gas central heating, private drainage, off road parking and gardens.

Living Room
15' into recess x 13'2
Wood effect upvc entrance door and double glazed window to the front. Fireplace (not currently in use). Under stairs cupboard. Built in cupboard and shelving to chimney recess. Radiator. Carpet. Inner lobby with stairs to first floor.

Kitchen
14'10 x 9'8
Double glazed window to rear. Range of wall, drawer and base units in light wood effect. Light grey marble effect work surface and splash back panel. Space for dishwasher, washing machine, fridge/freezer and electric cooker. Extractor fan over space for cooker. Stainless steel sink unit. Radiator. Light grey tile effect vinyl flooring. Door to:

Inner Lobby

Cloakroom
Double glazed window to side. White low level toilet and wash hand basin. Radiator. Tiled floor.

Study/Bedroom Three
8'8 x 6'3
Double glazed window to side. Radiator. Tiled floor. Gas fired boiler for central heating and hot water.

Entrance and Boot Room
9'11 x 6'10
Timber door to side. Double glazed windows to side. Double glazed door into inner lobby. Tiled floor.

FIRST FLOOR

Bedroom One
14'11 x 9'10
Double glazed window to rear. Carpet. Radiator. Built in cupboard. Sloping ceiling at one end.

Bedroom Two:
14'11 x 9'
Double glazed window to front. Carpet. Radiator. Sloping ceiling at one end.

Bathroom
White suite comprising low level toilet, pedestal wash hand basin and bath with shower over. Vinyl flooring. Radiator

OUTSIDE
Driveway providing off road parking to the front. Gardens to front, side and rear. Private drainage

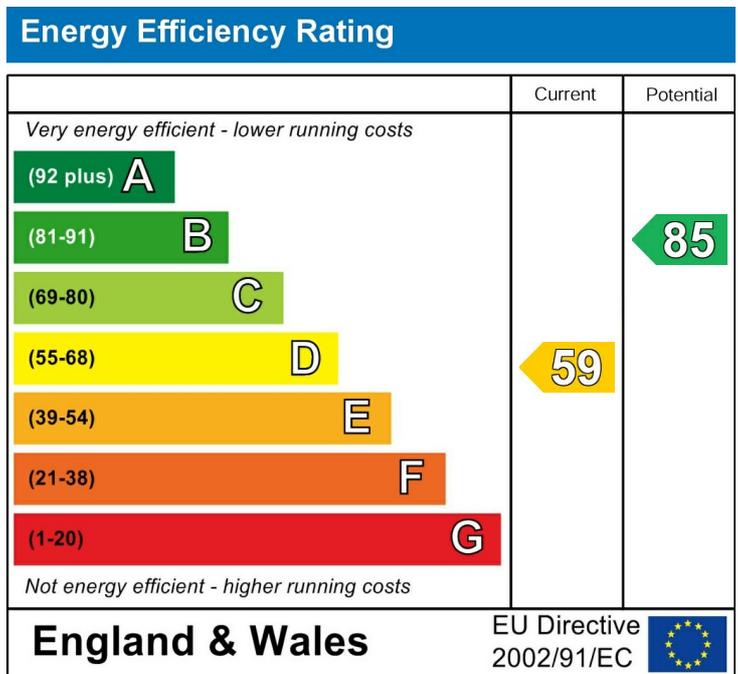
Rent - £1,200 PCM

Tenancy Deposit - £1,205. 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 D

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



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Date: These particulars were prepared on:

