

3 North Court Farm Cottages
Stourmouth
Canterbury
CT3 1HT

£1,400 PCM

Finn's
2 Market Street
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471
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• Cottage • Countryside Views • Living Room with Log Burner • Fitted Kitchen/Dining Room • Two Double Bedrooms • Oil Fired Central Heating • Off Road Parking for two to three cars • One family pet may be considered • Available mid April 2026 • Deposit £1,615.00 EPC Band E Council Tax Band C

Deposit: £1,615

EPC rating E

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This well presented cottage enjoys a particularly tranquil setting in the sought after village of West Stourmouth which is conveniently located for access to Canterbury, Sandwich and the Thanet towns. With splendid views over the countryside to the rear this semi-detached property has been sympathetically refurbished and now offers a peaceful country retreat. Featuring a particularly generously sized living room which boasts a log burner and french doors to the rear garden. An attractive fitted kitchen/dining room with integrated fridge/freezer, electric oven and hob also has doors opening on to the patio. On the first floor there are two double bedrooms and a spacious shower room. There is a medium sized rear garden partly laid to lawn and a lawned garden to the front. The property is served by oil fired central heating and there is off road car parking for two or three cars. We regret non-smokers only.

Accommodation comprises (approximate measurements):

Entrance

Kitchen Diner

16' 7" x 7' 10"

French doors to rear, electric hob and oven, extractor hood, concrete worktop, Butler sink with mixer taps, integral fridge freezer, range of grey units, tiled flooring, under floor heating

Living Room

21' 3" x 16' 9"

2 double radiators, log burner, wooden flooring, stairs to first floor, french doors to garden

Bedroom One

16' 10" x 8' 4"

2 double radiators, carpet

Bedroom Two

12' 5" x 8' 8"

Double radiator, carpet

Shower Room

Ladder radiator, shower cubicle, low level WC, pedestal wash hand basin, large storage cupboard, tiled flooring

Outside

Lawns front and rear, patio, off road parking

Outside store - Plumbing for washing machine, oil tank

Rent - £1,400 PCM

Tenancy Deposit - £1,615. 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 C

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

Energy Efficiency Rating

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

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01304 614471

Date: These particulars were prepared on:

