

137 Forelands Square
Deal
Kent
CT14 9DS

£1,300 Per Month

Finn's
2 Market Street
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471
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www.finns.co.uk



• House • Unfurnished Property • 3 Bedrooms • 1 Reception • Gas C/H • EPC C • Deposit £1,500.00 • Council Tax Band B • Available Now

Deposit: £1,500

EPC rating C

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A semi detached family home with accommodation comprising living room,, kitchen/dining room, three bedrooms and, also recently fitted, bathroom. There are gardens to front and rear and a driveway providing off road parking. Benefits also include gas central heating and double glazing.

Deal offers an abundance of shopping and leisure facilities with the train station providing services to London Waterloo, Charing Cross and London Victoria. The historic Cinque Port town of Sandwich is also within easy travelling distance. No smokers

Entrance Hallway
Through UPVC door, radiator

Living Room
13'4 x 13'3
Double glazed bay window to front, radiator, telephone and TV aerial points, beige carpet, under stairs storage cupboard with plumbing for washing machine

Kitchen/Diner
17'7 x 7'7
Range of beech fronted wall and base units with marble effect work surface, stainless steel sink and drainer, electric oven, hob and hood, vinyl flooring. Double glazed door to garden, gas central heating boiler

First Floor Landing
Beige carpet, storage cupboards

Bedroom One
8' x 7'8
Window to rear, radiator, beige carpet

Bedroom Two
11'1 x 9'8
Window to rear, radiator, beige carpet, built-in cupboard

Bedroom Three
10'3 x 8'8
Window to front, beige carpet, radiator

Bathroom
White suite comprising low level toilet, pedestal wash hand basin, bath with shower over, vinyl flooring, radiator

Outside
Front – Lawn and hard standing providing off road parking
Rear – Fence enclosed, mainly laid to lawn, shed, side access gate

Rent - £1,300 Per Month

Tenancy Deposit - £1,500. 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 B

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		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(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: