

Hop Farm Ware Road
Westmarsh
Canterbury
CT3 2LN

£2,500 Per Calendar Month

Finn's
2 Market Street
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471
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• 5 Bedroom Farmhouse • Stunning rural location • 3 Shower Rooms and Bathroom • Use of heated swimming pool and tennis courts (by arrangement) • Oil Fired Central Heating • Large lawned areas and inner courtyard • Off Road Parking • One family pet may be considered • EPC Band D Deposit £2,880.00 • Available mid December

Deposit: £2,880

EPC rating

This charming farmhouse is available furnished, part or unfurnished with shared use of heated swimming pool and tennis court. The property is in a rural location enjoying stunning views across the surrounding countryside. The Cinque Port Town of Sandwich is just a short distance away offering amenities such as shops, schools and train station. The Cathedral City of Canterbury approximately 10 miles distance. The accommodation comprises, two reception rooms, one with log burner, kitchen with Rangemaster cooker, five bedrooms, three shower rooms and a bathroom. The tennis court and heated swimming pool are available for shared use by arrangement with the owners. The property has oil fired central heating and private drainage. There is ample off road parking, large lawned areas and inner courtyard. A family pet may be considered.

ENTRANCE HALL

14'3 x 14'3

Stairs to upper floor. Radiator. Exposed floorboards and beams

RECEPTION ONE

19'7 x 16'6

Exposed floorboards. Radiators. Log burner

BEDROOM

14'5 x 8'5

Radiator. Laminate wood effect flooring

RECEPTION TWO

17'7 x 9'4

Tables and chairs. Radiator. Quarry tile flooring. Step down to:

KITCHEN

16' x 15'10

Dual aspect windows. Centre breakfast island. Rangemaster cooker. Butler sink, marble effect work surfaces. Range of units in white.

SHOWER ROOM

12'11 x 3'3

White low level toilet and wash hand basin. Large shower cubicle. Tiled floor, radiator and additional ladder style radiator.

BEDROOM

13'1 x 10'8

Grey oak effect laminate flooring

EN-SUITE SHOWER ROOM

Fully tiled walls and floor. White low level toilet, wash hand basin set into vanity unit, corner shower cubicle, ladder style radiator.

SHOWER ROOM

8'5 x 7'3 into shower

White low level toilet, pedestal wash hand basin, large shower cubicle. Fully tiled walls and floor. Radiator

BEDROOM

16'11 red to 9'10 x 16'

Steps up. Sloping ceilings giving reducing head height. Exposed floorboards. Radiator.

ENSUITE BATHROOM

9'5 into shower x 6'8

White low level toilet, pedestal wash hand basin and bath. Shower cubicle. Tiled walls and floor. Plastic clad sloping ceiling.

BEDROOM

18'11 red to 11'11 x 16'3

Sloping ceilings giving reduced head height. Exposed floorboards. Radiator

Rent - £2,500 Per Calendar Month

Tenancy Deposit - £2,880. 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 G

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) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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01304 614471

Date: These particulars were prepared on: