

Southlands Byre Knell Lane  
Ash  
Canterbury  
CT3 2EE

£1,250 PCM

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



- Detached House
- Two Bedrooms
- En Suite to Master Bedroom
- Open Plan Living
- Electric Heating
- Available 1st March 2026
- Council Tax Band C
- Deposit £1440.00
- Family pet may be considered
- EPC Band D

Deposit: £1,440

EPC rating

Situated on the outskirts of the village of Ash, a recently constructed two bedroom detached house available unfurnished. The accommodation comprises entrance hall, open plan living area and kitchen with built in appliances, utility, bathroom, two bedrooms and en-suite shower room. The property has electric heating, parking area, garden and private drainage. A family pet may be considered.

\*\* PLEASE NOTE THAT THERE ARE TENANTS IN RESIDENCE AT THE PRESENT TIME AND THE PROPERTY WILL BE UNFURNISHED ON VACATE \*\*

**Rent** - £1,250 PCM

**Tenancy Deposit** - £1,440. 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	56	
(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 2002/91/EC	

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**Date:** These particulars were prepared on: