

Great Cauldham Cottage Cauldham Lane  
Capel-Le-Ferne  
Folkestone  
CT18 7HQ

£850 Per Month

Finn's  
2 Market Street  
Sandwich  
Kent CT13 9DA  
Sales: 01304 612147  
Lettings: 01304 614471  
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Deposit: £980

EPC rating

[www.finns.co.uk](http://www.finns.co.uk) 01304 614471



Available unfurnished, a one bedroom single storey property, located on the outskirts of the village of Capel Le Ferne, near the coastal town of Folkestone. Accommodation comprises open plan living and kitchen areas, one bedroom with en-suite shower and separate cloakroom. The property offers much character with exposed timbers and large picture window giving plenty of light. The property has electric heaters and off road parking.

**Rent** - £850 Per Month

**Tenancy Deposit** - £980. 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

#### Entrance

Stable entrance door into open plan living space

#### Living Area

12'3 x 11'11

Large double glazed picture window to side, electric heater, tile flooring, exposed timbers.

#### Cloakroom

White low level toilet and wash hand basin.  
Tiled floor

#### Kitchen Area

9'3 x 8'4

Wall and drawer unit with wood work surface and splash back tiling. White butler sink, electric hob with extractor over and single oven below. Space for washing machine. Electric heater. Exposed timbers, wood floor

#### Bedroom

8'11 x '9

Double glazed window. Electric heater.  
Carpet. Exposed timbers. Built in cupboard.  
Door to:

#### Shower Room

Built in tiled shower cubicle. Wall mounted electric fan heater. Wood floor.

#### Exterior

Parking and small gravel area

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

Date: These particulars were prepared on:

