

42 Forelands Square  
Deal  
Kent  
CT14 9DS

£1,250 PCM

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



• Three bedroom semi detached house • Gas central heating • Front and rear gardens • EPC C • Deposit £1440 • Council tax band B • One family pet considered • Unfurnished • Available early September

Deposit: £1,440

EPC rating

A three bedroom semi detached house available unfurnished. The accommodation comprises living room, kitchen, utility area and cloakroom on the ground floor with three bedrooms and bathroom on the first floor. The property has double glazing, gas central heating and gardens to the front and rear.

**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 B

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

Kitchen

Utility Room

Cloakroom

Bedroom One


Bedroom Two

Bedroom Three

Bathroom

Garden

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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

Date: These particulars were prepared on: