

2 Quinn Close

Deal
CT14 9ZH

£1,400 Per Calendar Month

Finn's
2 Market Street
Sandwich
Kent CT13 9DA
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• Immaculate two bedroom semi detached house • Off road parking for one car • Open plan kitchen and living room • Available furnished or unfurnished • EPC B • Dover District Council Tax Band C • Deposit £1615 • Available now • No pets • Beautifully presented

Deposit: £1,615

EPC rating

Available furnished or unfurnished, this immaculately presented two-bedroom semi-detached home was built around five years ago. It is situated in a quiet cul-de-sac within a modern development, offering convenient access to the town centre and train station. The ground floor features an entrance hall, cloakroom, and a bright open-plan kitchen and living area. Upstairs, there are two bedrooms—one benefiting from an en-suite shower room—alongside a contemporary family bathroom. There is parking to the front with enclosed garden at the rear. Visitors parking is available nearby. The property has gas central heating.

ENTRANCE HALL

Composite door. Tiled flooring. Stairs to first floor. Radiator

CLOAKROOM

Double glazed window to front. Low level toilet, wash hand basin set into vanity unit. Continuation of tiled flooring

OPEN PLAN KITCHEN, LIVING AND DINING SPACE

25'3" at max x 17'5" at max reducing to 13'6" I shap
Kitchen area - Double glazed window to front. Range of wall, drawer and base units in grey with white marble effect work surface and white brick design splash back tiling. Tiled flooring. Further white units housing fridge/freezer. Built in dishwasher, washing machine and microwave oven. Electric hob with extractor over and single oven below. Cupboard housing gas fired boiler.

Living area - Double glazed window and French doors to rear. Cream carpet. Radiator.

FIRST FLOOR

Cream carpet on stairs and landing. Built in cupboard with slatted shelving

BATHROOM

7'5" x 6'8"
Double glazed window to rear. White suite comprising bath with shower over, low level toilet and wash hand basin in vanity unit. Tiled flooring and half tiled walls. Chrome ladder style radiator.

BEDROOM ONE

12' x 9'6"
Double glazed window to rear. Cream carpet. Radiator.

EN SUITE SHOWER

Shower cubicle. Low level toilet and wash hand basin in vanity unit. Marble effect tiles on floor and half walls

BEDROOM TWO

15'5" to wardrobe x 8'6"
Two sets of double glazed windows to front. Radiators. Cream carpet. Built in wardrobe with sliding mirror doors

EXTERIOR

To the front is parking for one car with visitors parking available nearby. Small established flowerbed. Fence enclosed garden to the rear with patio area and further composite decking area. Artificial turf. Metal shed. Raised planters. Side access to front. Lighting and irrigation system, outside tap.

Rent - £1,400 Per Calendar Month

Tenancy Deposit - £1,615. 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
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(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: