

**Laing
Bennett**
Independent estate & letting agents
TO LET
01303 863393
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Viewings by appointment only

30 New Road, Saltwood, Hythe, Kent, CT21 4QE

TO LET £1,600 PCM

EPC RATING: E

Holding
Deposit
£369.00

A beautifully presented three bedroom semi detached home is situated in the village of Saltwood. The accommodation comprises: ground floor, entrance hall, living room, dining room, kitchen and bathroom. First floor - landing three bedrooms and W.C. Outside - There is an enclosed rear garden with patio, lawn, washing machine cupboard and garden shed. The property is fully renovated and has on street parking. Electric heating. EPC RATING = E

Key Features • Three bedroom semi-detached property

- Fully renovated to a high spec
- Electric heating
- Modern fitted kitchen
- Enclosed rear garden
- Deposit - £1846.00
- Holding Deposit - £369.00
- Council Tax - Band C

Council Tax Band Folkestone & Hythe District Council - Band C

Heating Electric

Deposit £1846.00

The accommodation comprises

Ground floor

Entrance hall

Living room 12' 5" x 10' 3" (3.78m x 3.12m) into bay

Dining room 10' 8" x 10' 3" (3.25m x 3.12m)

Kitchen 9' 4" x 8' 9" (2.84m x 2.67m)

Bathroom 8' 10" x 4' 3" (2.69m x 1.30m)

First floor

Bedroom one 13' 8" x 10' 3" (4.17m x 3.12m)

Bedroom two 10' 3" x 8' 4" (3.12m x 2.54m)

Bedroom three 8' 9" x 6' 5" (2.67m x 1.96m)

WC

Outside

Enclosed rear garden

Washing machine and timber dryer cupboard Access externally

Holding Deposit If you wish to apply for this property then you will be required to pay a Holding Deposit which is equal to 1 weeks rent to reserve the property while your referencing takes place. Please ask our staff for further details of other fees which may become payable during the lifetime of your tenancy.



Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on **01303 863393** or lyminge@laingbennett.co.uk

Directions

For directions to this property please contact us

Lyminge

01303 863393

lyminge@laingbennett.co.uk

The Estate Office | 8 Station Road | Lyminge | Folkestone | CT18 8HP

www.laingbennett.co.uk



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