

A beautifully presented three bedroom family home with pleasing and spacious accommodation that flows beautifully. The property benefits from an attractive rear garden offering a good degree of privacy, driveway and is located in a desirable location in the ever popular village of Lympne. SIX MONTHS TENANCY ONLY EPC Rating = D

#### Situation

**Key Features** • Three double bedrooms

- Downstairs shower room/WC and first floor luxury shower/bathroom/WC
- Massive useful store room to the first floor
- Attractive rear garden
- Driveway parking
- Popular thriving village
- Great spacious accommodation that flows perfectly
- SIX MONTHS TENACY ONLY

Heating Gas

Council Tax Band Folkestone And Hythe District Council (Band D)

Deposit £1846

### The accommodation comprises

Ground floor

**Entrance hall** 

Bedroom one 11'9" x 10' 11" (3.58m x 3.33m)

Bedroom two 11'8" x 10' 11" (3.56m x 3.33m)

**Dining room** 15' 10" x 11' 0" (4.83m x 3.35m)

**Kitchen** 11' 10" x 11' 0" (3.61m x 3.35m)

Living room 18' 2" x 15' 10" (5.54m x 4.83m)

**Utility room** 6' 0" x 5' 7" (1.83m x 1.70m)

Shower room/WC

First floor

Landing

Bedroom three 13' 6" x 11' 8" (4.11m x 3.56m)

Shower/bathroom/WC

Useful large eaves storage 22' 0" x 8' 1" (6.71 m x 2.46 m)

#### Garden and parking

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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