



**Keepers Cottage, Canterbury Road, Etchinghill, Folkestone, Kent, CT18 8DF**

**TO LET £1,650 PCM**

**EPC RATING: D**

**Holding  
Deposit  
£380.00**

A well appointed three bedroom detached home situated at the Golf course in the village of Etchinghill. The accommodation comprises: storm porch, entrance hall, living/dining room kitchen/breakfast room, utility room and W.C. Three bedrooms and bathroom. Outside: driveway and integral garage and large enclosed rear garden. EPC RATING = E

- Key Features**
- Well appointed three bedroom detached home
  - Situated at the Golf course in the village of Etchinghill
  - Integral garage
  - Large enclosed rear garden
  - Newly decorated

**Heating** Gas

**Council Tax Band** Folkestone and Hythe District Council - Band C

**Deposit** £1903.00

**The accommodation comprises**

**Ground floor**

**Entrance hall**

**Kitchen** 13' 5" x 8' 7" (4.09m x 2.62m)

**Utility room** 9' 1" x 6' 8" (2.77m x 2.03m)

**WC**

**Living/Dining room**

**Living area** 18' 7" x 12' 9" (5.66m x 3.89m)

**Dining area** 8' 6" x 10' 8" (2.59m x 3.25m)

**Bedroom one** 13' 8" x 13' 0" (4.17m x 3.96m)

**Bedroom two** 13' 0" x 9' 7" (3.96m x 2.92m)

**Bedroom three** 3' 10" x 7' 10" (1.17m x 2.39m)

**Bathroom**

**Outside**

**Integral garage** 17' 2" x 8' 7" (5.23m x 2.62m)

**Front and rear gardens**

**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.

**Agent note** This property is located within Etchinghill Golf Course grounds.



## 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](mailto:lyminge@laingbennett.co.uk)

## Directions

For directions to this property please contact us

## Lyminge

**01303 863393**

[lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

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