

2 Coach House Mews, High Street, Elham, Canterbury, Kent, CT4 6TD

TO LET £1,200 PCM

EPC RATING: C

Holding  
deposit  
£276.00

A three bedroom townhouse in a gated mews. The property is located in the beautiful village of Elham. The accommodation comprises: Ground floor - Entrance hall, kitchen, Living/dining room and W.C. First floor - Bedroom one and two both with ensuite. Second floor bedroom three and bathroom/utility room. Outside - Rear enclosed garden on three tiers. Allocated parking to the front. EPC rating = C.

**Key Features** • Three bedroom house

- Village central location
- Oil fired central heating
- Double glazing
- Enclosed rear garden
- Allocated parking

**Council Tax Band** Band D

**Deposit** £1384.00

**Heating** Oil

**The accommodation comprises**

**Communal courtyard**

**Ground floor**

**Entrance hall**

**Kitchen** 14' 8" x 5' 9" (4.47m x 1.75m)

**Living room** 19' 3" x 12' 4" (5.87m x 3.76m)

**W.C.**

**First floor**

**Bedroom one** 12' 7" x 12' 4" (3.84m x 3.76m)

**En suite**

**Bedroom two** 7' 11" x 12' 5" (2.41m x 3.78m)

**En suite**

**Ensuite shower room**

**Second floor**

**Bedroom three** 10' 2" x 10' 2" (3.10m x 3.10m)

**Bathroom/Utility** 9' 4" x 8' 4" (2.84m x 2.54m)

**Outside**

**Rear garden with three tiers**

**Allocated parking space to the front**

**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](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)

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

[www.laingbennett.co.uk](http://www.laingbennett.co.uk)



These property details are intended to give a fair description and give guidance to prospective Purchaser/Tenant. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Laing Bennett Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Laing Bennett Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Laing Bennett Ltd has authority to make or give any representation or warranty whatever in relation to this property.