

**Wheat Cottage
Swarling Hill Road
Petham
Canterbury
CT4 5QW**

£875.00 pcm

Unfurnished F1127A

Finn's
82 Castle Street
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A well presented three bedroom mid terraced conversion of a former oast house
Living Room/Dining Room/Kitchen. Family Bathroom. Utility Room. Unfurnished.
Set in a stunning rural location with allocated parking and communal gardens.
Available now

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**Wheat Cottage
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A well presented three bedroom mid terraced conversion of a former oast house. The accommodation on the ground floor comprises: large entrance hall, utility room/WC and open plan living room/kitchen diner. On the first floor there is one large double bedroom and family bathroom. On the second floor there is a further double bedroom and a single bedroom. There is a small private courtyard garden to front plus tenants may have use of further communal gardens. Parking for one to two vehicles in communal car park.

Accommodation comprises (approximate measurements):

Open plan kitchen area 7' 0" x 10' 9" (2.13m x 3.27m)

Kitchen Area 7' x 9'10". Fitted electric hob and oven, extractor fan, larder fridge and dishwasher. Fitted pine units. Oak effect laminate flooring. Window to rear.

Living /Dining Area 16' 0" x 13' 2" (4.87m x 4.01m)

Feature fireplace with gas flame effect fire. Oak effect laminate flooring. Exposed beam ceiling. French door to patio area.

Utility Room 9' 4" x 5' 11" (2.84m x 1.80m)

Washing machine WC and hand basin.

Bedroom 1 16' 10" x 13' 7" (5.13m x 4.14m)

Fitted carpet. Exposed beams. Two windows to front. Impressive views over Chartham Downs.

Bathroom 9' 9" x 8' 1" (2.97m x 2.46m)

White bathroom suite comprising bath, WC and hand basin. Shower attachment off taps. Shower curtain and rail. Fitted lino flooring Heated towel rail.

Bedroom 2 16' 10" x 12' 0" (5.13m x 3.65m)

Two windows to front. Fitted carpet.

Bedroom 3 10' 0" x 9' 11" (3.05m x 3.02m)

Fitted carpet. Window to rear.

Outside

Small enclosed courtyard garden to front. Use of communal gardens. Two allocated parking spaces





The position and size of Doors, Windows and All Features, are approximate and for display purposes only
All Measurements are Approximate



Energy Performance Certificate



Wheat Cottage, Swarling Hill Road, Petham, CANTERBURY, CT4 5QW

Dwelling type: Mid-terrace house Reference number: 8400-6685-2029-1026-8513
 Date of assessment: 28 May 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 28 May 2019 Total floor area: 110 m²

Use this document to:

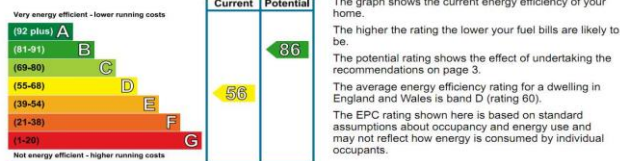
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,392
Over 3 years you could save	£ 2,574

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 222 over 3 years	
Heating	£ 3,183 over 3 years	£ 1,374 over 3 years	
Hot Water	£ 969 over 3 years	£ 222 over 3 years	
Totals	£ 4,392	£ 1,818	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 201
2 Change heating to gas condensing boiler	£3,000 - £7,000	£ 1,905
3 Solar water heating	£4,000 - £6,000	£ 123

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



Rent	£875.00 per calendar month, exclusive of all utility bills
Tenancy Deposit	A Deposit of £875.00 will be payable. This is refundable without interest at the end of the tenancy, provided there is no loss or damage. Water rates are payable to the Landlord direct of £20 pcm per adult and £10 pcm per child
Holding Deposit	A payment of £200.00 (A maximum of one weeks rent , rounded down to the nearest £5.00) will be required in order to secure the property as explained in the attached Tenants Information Sheet and this sum will be off set against the first month,s rent.
Lease	Assured Shorthold tenancy of six months
Viewing	By appointment with the CANTERBURY office of FINN'S (Tel: 01227 452111) once we are in receipt of a completed registration form
Local Authority	Canterbury City Council – Banding E
Special Conditions	No smokers, no pets Available now

Agent's Note: FINN's (1865) Ltd for themselves and for vendors or lessors of this property whose agents they are, give notice that; (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of FINN's (1865) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

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