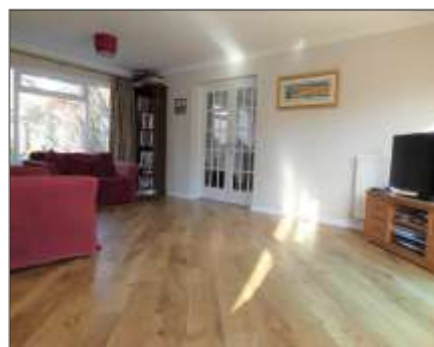


**58 Oaks Park  
Rough Common  
Canterbury  
CT2 9DP**

**£1,950.00 pcm Unfurnished**

**F2392**

Finn's  
82 Castle Street  
Canterbury  
CT1 2QD  
t: 01227 452111  
e: canterbury@finns.co.uk  
www.finns.co.uk



A beautifully presented light and spacious five bedroom detached family home

Large open plan Family Room/Dining Room. Separate Sitting Room . Kitchen fitted with most appliances. Ground floor shower room . Five Bedrooms (Master Bedroom with en suite shower room) plus Family Bathroom. Gas fired central heating. Off road parking for two/three vehicles. Attached double garage. Available early March 2018

**www.finns.co.uk 01227 452111**



**58 Oaks Park  
Rough Common  
Canterbury  
CT2 9DP**

A beautifully presented light and spacious five bedroom detached family home in a sought after quiet residential location within walking distance to the University, Kent College and St Edmunds School and approximately two miles from Canterbury City Centre. Accommodation on the ground floor comprises: front entrance porch, spacious entrance hall, open plan dining room/family room, sitting room, fitted kitchen with most appliances, utility area and ground floor shower room. On the first floor there are five bedrooms with the master bedroom having an en suite shower plus a further family bathroom with separate shower. The property is fully double glazed and has gas fired central heating. Outside there are attractive fully enclosed gardens to rear mainly laid to lawn with a small patio area. There is a driveway to the side allowing off road parking for two to three vehicles which leads to an attached double garage

Accommodation comprises (approximate measurements):

**White Upvc front porch entrance door into Front Porch**  
Quarry tiled floor. Double glazed windows to side and front. Door into -

**Entrance Hallway 14' 4" x 8' 5" (4.37m x 2.56m)**  
Karndean wood effect flooring. Small understairs cupboard. Wall mounted radiator. Telephone point. Door to -

**'L' shaped Family Room/Dining Room 23' 6" x 19' 3" (7.16m x 5.86m)**  
Karndean flooring. Wall mounted radiators. Double glazed window to rear. Further double glazed patio door leading to rear garden and patio area. Satellite point. Glazed French doors into -

**Sitting Room 16' 6" x 11' 9" (5.03m x 3.58m)**  
Fitted carpet. Wall mounted radiator. Double glazed window to front. Double glazed patio doors to rear overlooking rear garden. Door from entrance hall into -

**Shower Room 5' 3" x 4' 7" (1.60m x 1.40m)**  
Partially tiled walls. Corner shower cubicle with thermostatic shower fitted and rain style shower head. WC and hand basin set into vanity unit. Obscured double glazed window to front. Ceramic tiled floor. Wall mounted chrome heated towel rail. Door from entrance hall into -

**Kitchen incorporating Utility Area**

Kitchen Area: 13'5" x 10'6". Range of beech melamine fronted wall and base units with brushed chrome handles. Light grey granite effect melamine work surfaces. One and a quarter bowl sink with mixer tap. Freestanding Hotpoint gas hob and double oven. Full size Bosch dishwasher. Fridge/freezer. Ceramic tiled floor. Double glazed window to rear overlooking garden. Further double glazed door giving access to side of the property. Wall mounted Glowarm gas fired boiler providing central heating and hot water. Utility Area: 5'7" x 4'8". Worktop with small stainless steel sink with mixer tap and cupboard under matching kitchen. Further wall mounted cupboard. Washing machine and tumble drier. Double glazed window to side. Ceramic tiled floor.

**STAIRS TO FIRST FLOOR**

Large landing area with double glazed window to front. Built in cupboard housing factory lagged hot water tank, with shelving providing airing cupboard space. Loft hatch giving access to small loft space which is partially boarded as loft ladder can be used for storage of light items only. Door from landing into -

**Bedroom One - Master Bedroom 13' 5" x 11' 10" (4.09m x 3.60m)**

Fitted carpet. Wall mounted radiator. Built in double wardrobe with hanging rail and shelf over. Further built in cupboard with shelving and further double wardrobe with sliding door, hanging rail and shelving over. White Upvc double glazed window to rear. Sliding door from bedroom giving access to -

**En Suite Shower Room**

Comprising shower cubicle with thermostatic shower and raiser rail. WC and hand basin set into vanity unit. Wall mounted heated towel rail. Wall mounted shaver point. Ceiling mounted extractor fan. Vinyl flooring. Obscured double glazed window to rear. Door from landing into -

**Bedroom Two - to rear 13' 8" x 8' 5" (4.16m x 2.56m)**

Wood effect vinyl flooring. Wall mounted radiator. White Upvc double glazed window to rear. Built in double wardrobe with hanging rail and shelf over. Door from landing into -

**Bedroom Three - to front 10' 6" x 7' 2" (3.20m x 2.18m)**

Wood effect vinyl flooring. Wall mounted radiator. White Upvc double glazed window to front. Built in double wardrobe with hanging rail and shelf over. Door from landing into -



**Family Bathroom** 10' 1" x 6' 1" (3.07m x 1.85m)

Modern white suite comprising: side fill bath, separate corner shower cubicle with rain style shower head. Wall mounted hand basin with vanity unit and WC. Wall mounted chrome heated towel rail. Fully tiled walls. Ceramic tiled floor. Obscured double glazed window to rear. Ceiling mounted extractor fan. Door from landing into -

**Bedroom Four - to rear** 13' 4" x 10' 6" (4.06m x 3.20m)

Wood effect vinyl flooring. Wall mounted radiator. White Upvc double glazed window to rear. Built in double wardrobe with hanging rail and shelf over. Door from landing into -

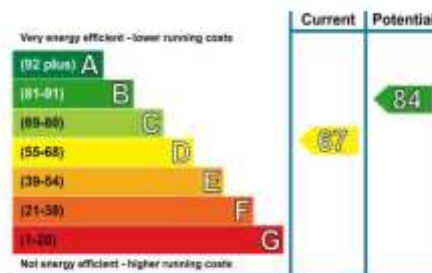
**Bedroom Five - to front** 10' 1" x 8' 9" (3.07m x 2.66m)

Wood effect vinyl flooring. Wall mounted radiator. White Upvc double glazed window to front.





- Rent** £1,950.00 per calendar month, exclusive of all utility bills
- Deposit** A Deposit of £2,700.00 will be payable. This is refundable without interest at the end of the tenancy, provided there is no loss or damage.
- Lease** Assured Shorthold tenancy of six/twelve months (twelve months preferred)
- Good Faith Deposit** A Good Faith Deposit (a minimum of £300.00) will be required in order to secure the property as explained in the attached **Tenants Information Sheet**
- Compulsory Fees Payable** A fee of £300.00 plus V.A.T. will be payable to the Agents as part costs of preparing the Tenancy Agreement.  
  
Should a Guarantor be required in order to process your application an additional charge of £60.00 plus VAT will be payable  
  
Should a renewal of your tenancy be subsequently agreed, our administration charge for renewing the tenancy (irrespective of the length of term agreed) will be £100.00 inc VAT
- Right to Rent** Before allowing a tenant to live in one of our rental properties, it is now required by law that we carry out checks to ensure that you are allowed to rent in the UK. We do this by checking that you have the valid documentation, such as an EU passport or valid working VISA. In most cases, we will simply require a copy of your UK passport. If this is not possible, a combination of other documentation may be acceptable. For further information, please contact a member of our staff.
- 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 'F'
- Special Conditions** Available early March 2018  
  
**One family pet may be considered (no cats)**  
**No Smokers**  
**No Housing Benefit**



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