

**Meadow Croft Nargate Street
Littlebourne
Canterbury
CT3 1QJ**

£975.00pcm Unfurnished F1553

Finns
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A spacious three double bedroom detached bungalow situated on the outskirts of the village of Littlebourne.

Semi-rural location with attractive views over open countryside. Bathroom with shower over bath. Kitchen/Dining area. Oil fired central heating. Available February 2018.

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A spacious three bedroom detached bungalow in an attractive semi rural location backing onto farmland. It benefits from oil fired central heating and double glazing. Accommodation on the ground floor comprises: large T shaped entrance hall, kitchen/diner, large living room, three double bedrooms, family bathroom, bath with power shower over and separate WC. Outside the property is set in good sized gardens with lawned areas, patio areas and hard standing for one vehicle. The garden boundaries are enclosed by a mixture of hedge and panel fencing. There is a five bar gate securing the front parking area. (Additional parking is available outside the five bar gate)

Accommodation comprises (approximate measurements):

Hallway

Fitted carpet. Wall mounted radiator with thermostatic control. Upvc double glazed obscured window to side. Built in cupboard housing factory lagged hot water tank with wooden slatted shelving over. Door from entrance hall into –

Kitchen/Dining Room 15' 7" x 9' 8" (4.75m x 2.94m)

15'7" x 9'8". Range of light oak wood effect base units with black granite work surfaces. Single drainer stainless steel sink. Plumbing for washing machine. Free standing large fridge/freezer. Twin aspect with Upvc double glazed windows to side and front. Wall mounted radiator with thermostatic control. Built in larder cupboard with shelving. Ceramic tiled flooring.

Living Room 19' 7" x 13' 3" (5.96m x 4.04m)

Fitted carpet. Two wall mounted radiators with thermostatic controls. Feature brick fireplace (for ornamental purposes only). Large double glazed window to rear.

Bedroom One (double bedroom) 10' 3" x 11' 8" (3.12m x 3.55m)

Fitted carpet. UPVC double glazed window to rear. Wall mounted radiator with thermostatic control.

Bedroom Two (large double) 14' 7" x 11' 9" (4.44m x 3.58m)

Fitted carpet. Large UPVC double glazed window to rear. Built in double wardrobe with hanging rail and storage cupboard over. Wall mounted radiator with thermostatic control

Bedroom Three (double) 11' 5" x 11' 3" (3.48m x 3.43m)

Fitted carpet. UPVC double glazed window to front. Wall mounted radiator with thermostatic control

Family Bathroom

White plastic bath with Mira Vigour power shower over with glass shower screen. White pedestal hand basin. Chrome heated towel rail. Shaver point. Obscured double glazed window to front. Ceiling mounted extractor fan, wood effect vinyl flooring. Separate low level white WC. White splashback tiling, wall mounted extractor fan, wood effect vinyl (matching main bathroom area)



Energy Performance Certificate

Meadow Croft, Nargate Street, Littlebourne, CANTERBURY, CT3 1QJ
Dwelling type: Detached bungalow **Reference number:** 0808-2868-7274-9297-8625
Date of assessment: 18 March 2013 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 18 March 2013 **Total floor area:** 95 m²

Use this document to:

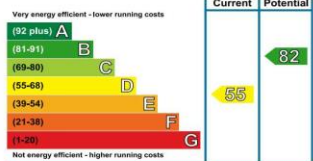
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,453
Over 3 years you could save	£ 1,377

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 156 over 3 years	£ 156 over 3 years	
Heating	£ 2,739 over 3 years	£ 1,566 over 3 years	
Hot Water	£ 558 over 3 years	£ 354 over 3 years	
Totals	£ 3,453	£ 2,076	

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



The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 732	
2 Floor insulation	£800 - £1,200	£ 444	
3 Solar water heating	£4,000 - £6,000	£ 201	

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	£ 975.00 per calendar month, exclusive of all utility bills
Deposit	A Deposit of £1350.00 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
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	<p>A fee of £300.00 plus V.A.T. will be payable to the Agents as part costs of preparing the Tenancy Agreement.</p> <p>Should a Guarantor be required in order to process your application an additional charge of £60.00 plus VAT will be payable</p> <p>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</p>
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 (1865) LTD (Tel: 01227 452111) once we are in receipt of a completed registration form
Local Authority	Canterbury Council – Council Tax Band D
Special Conditions	Available beginning February 2018. One pet may be considered

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