

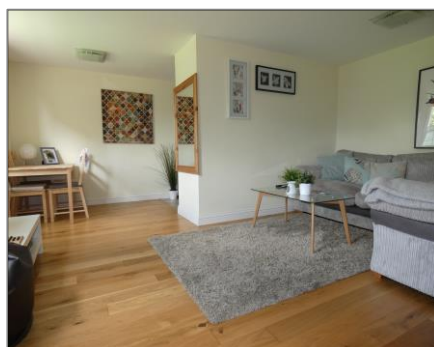
**Stour Cottage**  
**28 Barton Mill Road**  
**Canterbury**  
**CT1 1BP**

**£950.00pcm**

**Unfurnished**

**F2170**

Finn's  
82 Castle Street  
Canterbury  
CT1 2QD  
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A beautifully presented two bedroom semi detached house

Two double bedrooms. Under floor heating on the ground floor. Double glazed throughout. Curtains and blinds fitted to all windows. Good sized garden

Available now for a twelve month term

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**Stour Cottage**  
**28 Barton Mill Road**  
**Canterbury**  
**CT1 1BP**

A beautifully presented two bedroom semi detached house situated on an exclusive gated development finished to a high specification with curtains and blinds fitted to all windows. Accommodation comprises on the ground floor: entrance hallway, WC with hand basin, open plan living room/dining room/open plan to kitchen area with fitted kitchen fitted with most appliances. On the first floor there are two double bedrooms, one with built in wardrobes and storage cupboard. There is a family bathroom with thermostatic shower over bath. The property benefits from under floor heating on the ground floor and heating via radiators on the first floor all operated from an energy efficient air source heat pump. The property is double glazed throughout with attractive sash windows. Outside there is a good sized grassed area to front enclosed by a mixture of panel fencing and wrought iron fencing. Allocated off road parking for one vehicle in a secure gated car park. The property is located on an exclusive gated development just off Barton Mill Road within easy walking distance of Canterbury City Centre with all its amenities including the high speed rail link from Canterbury West railway station to London which can be reached in 55 minutes

Accommodation comprises (approximate measurements):  
**Inner Hallway**

Solid oak flooring. Understairs storage cupboard. Door to –

**Downstairs Cloakroom**

Modern white suite comprising WC and corner hand basin set into vanity unit. Wall mounted extractor fan. Built in shelving. Ceramic tiled floor.

**'L' shaped Open Plan Living Room/Dining Room/Kitchen Area**

Dining area also open plan to kitchen area.

Living Room Area: 15'10" x 9'6"

Dining Room Area: 7'3" x 7'3" Double glazed sash windows to front. Television and telephone points (not tested).

Kitchen area: 8'1" x 6'9" Range of grey melamine fronted wall and base units with chrome handles and dark granite effect work surface. Built in four burner Lamona halogen hob with stainless steel fronted extractor fan under and integral extractor hood over. Integral fridge/freezer. Built in one and a quarter bowl stainless steel sink with mixer tap. Integral washer/drier. Tile effect vinyl flooring in kitchen area. Double glazed paneled door to side leading off kitchen to pathway (which leads to the front of the property)

**STAIRS TO FIRST FLOOR**

Good sized landing area with skylight window giving natural light. Built in cupboard on landing with water cylinder with wooden slatted shelving over. Door to –

**Bedroom One - double bedroom to front 11' 10" x 9' 4" (3.60m x 2.84m)**

Fitted carpet. Radiator. Two double glazed sash windows to front. Built in storage cupboard with shelving and further built in storage cupboard with hanging rail and shelf over. Television point (not tested)

**Bedroom Two - double bedroom to front 10' 6" x 9' 5" (3.20m x 2.87m)**

Fitted carpet. Radiator. Television point (not tested). Double glazed sash window to front. Door from landing into -

**Family Bathroom 7' 4" x 6' 0" (2.23m x 1.83m)**

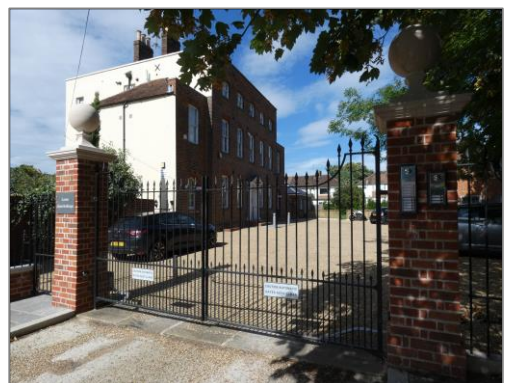
Modern white suite comprising bath with glass shower screen and thermostatic shower over. WC and hand basin set into vanity unit. Wall mounted light shaver point. Ceiling mounted extractor fan. Wall mounted chrome heated towel rail. Obscured double glazed window to side. Ceramic tiled floor

**OUTSIDE**

Outside there is a good sized grassed area to front enclosed by a mixture of panel fencing and wrought iron fencing. Allocated off road parking for one vehicle in a secure gated car park







**Energy Performance Certificate**

28, Barton Mill Road, CANTERBURY, CT1 1BP  
 Dwelling type: Semi-detached house Reference number: 0624-3813-7671-9024-3275  
 Date of assessment: 27 March 2014 Type of assessment: SAP, new dwelling  
 Date of certificate: 27 March 2014 Total floor area: 70 m<sup>2</sup>

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:	£ 1,728
Over 3 years you could save	£ 321

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 144 over 3 years	£ 144 over 3 years	
Heating	£ 756 over 3 years	£ 756 over 3 years	
Hot Water	£ 828 over 3 years	£ 507 over 3 years	
<b>Totals</b>	<b>£ 1,728</b>	<b>£ 1,407</b>	

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.

**Actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 321
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 723

<b>Rent</b>	<b>£950.00</b> per calendar month, exclusive of all utility bills.
<b>Deposit</b>	A Deposit of <b>£1,315.00</b> will be payable. This is refundable without interest at the end of the tenancy, provided there is no loss or damage.
<b>Lease</b>	Assured Shorthold tenancy of a twelve month term
<b>Good Faith Deposit</b>	A Good Faith Deposit (a minimum of £300.00) will be required in order to secure the property as explained in the attached <b>Tenants Information Sheet</b>
<b>Compulsory Fees Payable</b>	A fee of <b>£300.00 plus V.A.T.</b> 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 <b>£60.00 plus VAT</b> 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 <b>VAT</b>
<b>Right to Rent</b>	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.
<b>Viewing</b>	By appointment with the CANTERBURY office of FINN'S (1865) LTD (Tel: 01227 452111) once we are in receipt of a completed registration form
<b>Local Authority</b>	Canterbury City Council – Council Tax Band 'C'
<b>Special Conditions</b>	<b>Available now</b> <b>No smokers, no pets, no Housing Benefit</b>

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