

**RUSH
WITT &
WILSON**



**Vine Cottage Main Street (ref: 378012), Rye, TN31 6UL
£1,800 Per Month**

Rush Witt & Wilson are pleased to offer a substantial modern house in a popular village.

The spacious and versatile accommodation is arranged over two floors and comprises double aspect living room, dining room, kitchen / breakfast room with adjoining utility room, ground floor cloakroom.

There are four first floor bedrooms one with ensuite and a family bathroom. Garage and generous parking. Southerly facing rear garden overlooking farmland. EPC rating C. Council Tax band F.

Please note the property is available for a short term rental. Terms: £1800 deposit, 1st months rent in advance. In order to proceed with an application a holding deposit equivalent to one weeks rent will be required to hold the property whilst references are being obtained. This will be taken off of your first months rent on move in upon successful completion of the referencing process. Please contact a member of staff for more information or to book a viewing, please call (01797) 224000. We are members of The Property Redress Scheme and CMP (client money protect scheme) CMP00269

Entrance hallway

Lounge

Dining Room

Kitchen/Breakfast room

Utility room

WC

Bedroom

En-suite

Bedroom

Bedroom

Bedroom

Bathroom

Garage

Agents notes

These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars have been tested unless required. Further information on broadband and mobile coverage and speeds

can be found at Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/ According to the gov.uk website the property is located in an area of high risk of flooding from surface water and very low risk from rivers and seas.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
	78	87			





