RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

www.rushwittwilson.co.uk

Coombe Cottage Coombe Lane, Tenterden, Kent TN30 6HD
£1,100 Per Month

Rush Witt & Wilson are pleased to offer this attached cottage occupying an highly convenient lane setting tucked off Tenterden High Street. The accommodation is arranged over two floors and comprises of an open plan kitchen/living/dining room, two bedrooms and a family bathroom. To the rear is a shared courtyard. EPC Rating E. Council Tax Band: B.

Terms: £1100 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 further details. For more information or to book a viewing, please call (01580) 762927. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697).

Entrance Hallway
With entrance door to the side elevation, window to the rear, radiator, stairs rising to the first floor and door to:

Open Plan Kitchen/Living/Dining Room
19'3 x 12'6 (5.87m x 3.81m)
Fitted with a range of modern cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset 1.5 bowl stainless steel single sink/drainer unit, tiled splash back, inset two ring electric hob with integrated oven beneath, integrated low level fridge/freezer, integrated dishwasher, walk-in storage/pantry cupboard with plumbing for washing machine, under-stairs cupboard housing wall mounted gas fired boiler, window to the front elevation and stable door opening directly onto Coombe Lane and radiator.

First Floor

Landing
With stairs rising from the entrance hallway, large fitted airing cupboard being part shelved and housing an insulated hot water tank, Velux style window, access to loft space, radiator and doors leading to:

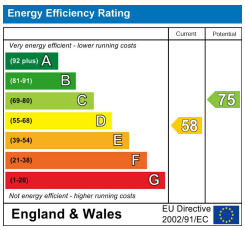
Bedroom 1
14'5 x 9'10 (4.39m x 3.00m)
With window to the front elevation, two double fitted wardrobes, Velux style window and radiator.

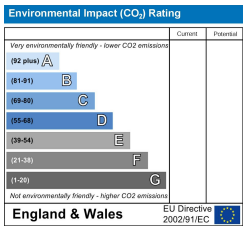
Bedroom 2
9'9 x 7'11 (2.97m x 2.41m)
With window to the front elevation and radiator.

Bathroom
Fitted with a coloured suite comprising of a panelled bath with fixed pumped shower above and fitted screen, low level W.C, pedestal wash-hand basin, radiator, heated towel rail, part tiled walls and obscured glazed window to the front elevation.

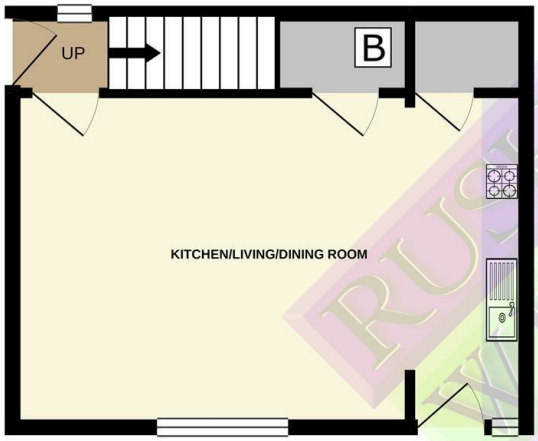
Rear Shared Courtyard
To the rear of the cottage is a shared paved courtyard accessed along the side gated alleyway.

Agent Note
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 at very low risk of flooding from surface water ,rivers and seas.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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