



**62 Chalk Avenue,
St. Michaels, Tenterden, Kent TN30 6BY
£1,400 PCM**

Rush Witt & Wilson are pleased to offer this newly refurbished detached family home occupying a popular cul-de-sac location within easy access of local amenities and Primary/Secondary schools. The well proportioned accommodation is arranged over two floors comprising an entrance porch, living/dining room with direct access to the garden, kitchen and a study with en-suite shower room/w.c on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property benefits from off road parking and gardens to the front and rear. Terms £1400 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 762977. We are members of The Property Ombudsman Scheme (D02464) and CMP (client money protect scheme CMP002697)

Entrance Porch**Study**

7'11 x 7'8 (2.41m x 2.34m)

En-Suite Shower Room**Living/Dining Room**

22'11 max x 11'11 max (6.99m max x 3.63m max)

Kitchen

11'2 x 7'3 (3.40m x 2.21m)

First Floor**Landing****Bedroom 1**

12'1 x 10'7 (3.68m x 3.23m)

Bedroom 2

10'8 x 10'4 (3.25m x 3.15m)

Bedroom 3

9'5 x 9'1 (2.87m x 2.77m)

Bathroom**Outside****Garden****Agent Note**

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

