



MOTIS
ESTATES
Incorporating **H. WALD & CO**



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Unit 8, Motis Business Centre, Cheriton High Street,
Folkestone, CT19 4QJ



**41 WESTBROOK DRIVE,
FOLKESTONE**

£1,150 per month

**THREE BEDROOM FAMILY HOME WITH GARDEN
AND PARKING**



41 Westbrook Drive Folkestone CT20 2EQ

**THREE BEDROOMS , OPEN PLAN KITCHEN LOUNGE , MASTER
BEDROOM WITH EN SUITE , DOWNSTAIRS W.C. , GARDEN ,
PARKING**

Description

THREE BEDROOM FAMILY HOME WITH GARDEN AND PARKING IN FOLKESTONE'S DESIREABLE WEST END Situated in Westbrook Drive, this modern family home is conveniently placed for Folkestone Central and Folkestone West train stations as well as the town centre and local schools. Folkestone Harbour and seafront is a short distance and can be easily accessed by car or on foot. As you step through the door, you arrive in the entrance hall. From here, the house opens up into the beautiful kitchen with a range of integrated appliances. The kitchen is open plan to the spacious lounge which is plenty big enough for a dining table and there is a double French door which leads out to the rear garden. There is also a large understairs storage cupboard in the lounge area and a handy cloakroom W.C. in the entrance hall. Stairs to the first floor landing lead up from the entrance hall and there is two generous storage cupboards and access to the loft. On the first floor you will find the master bedroom with an en suite shower room as well as two further bedrooms and the family bathroom. The bathroom is fitted with a bath and shower attachment. Outside To the front of the house there is a parking space as well as visitor parking. To the rear, an enclosed garden is mainly laid to lawn with a paved pathway and patio area, there is also a gate for access. The tenant is responsible for:- a) Rent - should be paid at regular, specified intervals. The amount charged will usually be equally split across the tenancy. b) A Refundable Tenancy Deposit - 5 weeks deposit paid prior to the start of the tenancy. c) A Refundable Holding Deposit - 1 weeks holding deposit to secure the property - this is due before the referencing commences (please note - if your referencing is declined the 1 weeks Holding Deposit will not refunded). The 'deadline for agreement' for both parties is usually 15 days after a holding deposit has been received by the Landlord or Agent (unless otherwise agreed in writing). d) Default Fees - Late payment of rent over 14 days overdue or a lost key/security device giving access to the housing. When notice is served - Rent paid throughout the notice period of 2 months is payable for the full term, unless a new tenant can move into the property, the rent is due up until the day before the new tenant moves in. e) Changes to the tenancy - If a tenant is added or removed from the tenancy or permission to keep pets on the property this will be £50 inclusive of Vat to amend the tenancy agreement. f) Early Termination - If the tenant terminates the tenancy early and the Landlord agrees, all rents until the end of the contract as well as any marketing, referencing, inventory and check out costs. g) Council Tax, Utility and communication services - Paying the bills in accordance with the tenancy agreement, which includes the Council Tax, utility payments (gas, electricity, water) and communication services (broadband, TV, Phone)

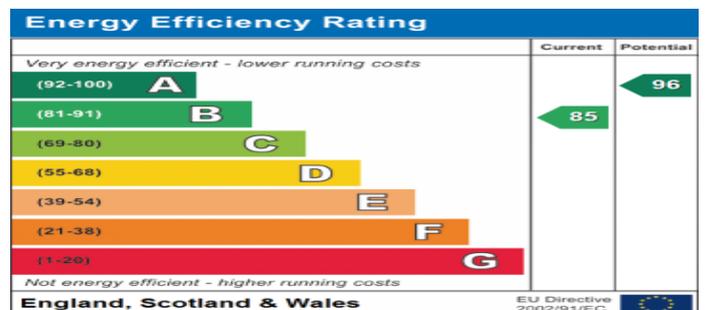
Tenure Freehold

Postcode CT20 2EQ

Viewings Strictly by appointment only -
Property Reference MOTIS_003526

Opening Hours:

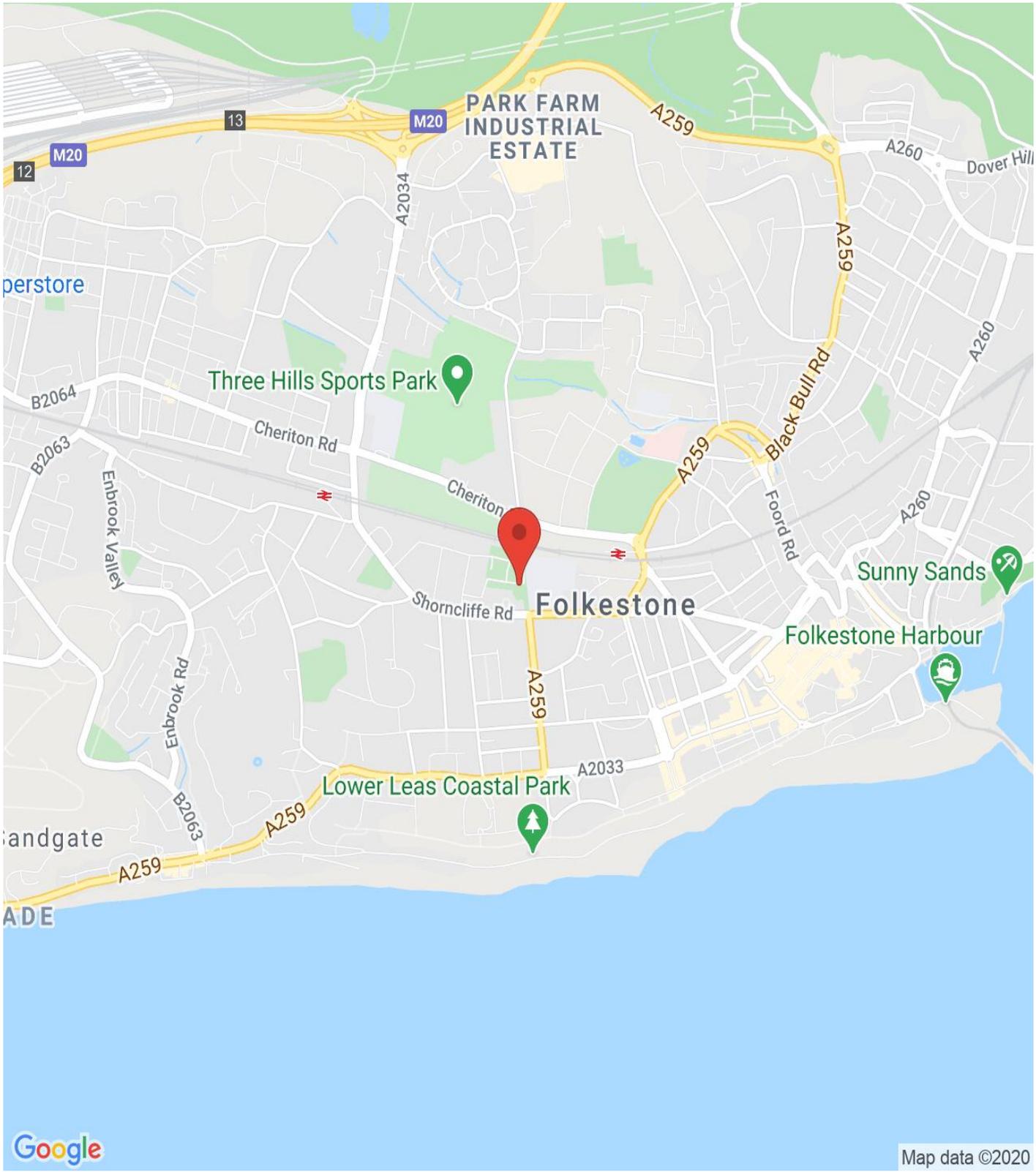
Monday - Friday 9.00 - 5.30
Saturday 9.00 - 3.00











IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

RESIDENTIAL SALES RESIDENTIAL LETTINGS COMMERCIAL PROFESSIONAL SERVICES



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