



**Price**

**£1,450 PCM**

Fees Apply



Available 30/05/25

**Bellflower Avenue  
Minster On Sea ME12**

*Wards*  
Helping you move forwards





## Main Features

- End of terrace family home
- Modern throughout
- En-suite Shower Room & Cloakroom
- Garage & off-street parking
- Private garden
- Spacious Kitchen/Diner



**Deposit required is £1,673.08**  
**Swale District - Council Tax Band C**

Renting a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information and advice about letting

[www.gov.uk/government/publications/how-to-rent](http://www.gov.uk/government/publications/how-to-rent)

[www.gov.uk/private-renting](http://www.gov.uk/private-renting)

[www.wardsofkent.co.uk/renting/tenancy-fees-individuals/](http://www.wardsofkent.co.uk/renting/tenancy-fees-individuals/)

[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)

**Call Swale 01795 591916 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

IMPORTANT INFORMATION: Please contact our Lettings Team who will confirm the total costs involved in renting this property. For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Wards, 2015. Wards is a trading name of Arun Estates Limited Registered in England No. 2597969

## Accommodation

**Lounge** 5.45m x 3.39m

**Kitchen/Diner** 2.89m x 4.22m

**Cloakroom** 1.57m x 0.97m

**Landing**

**Bedroom 1** 3.16m x 3.55m

**En-suite Shower Room** 1.49m x 1.46m

**Bedroom 2** 3.55m x 2.37m

**Bedroom 3** 2.55m x 1.81m

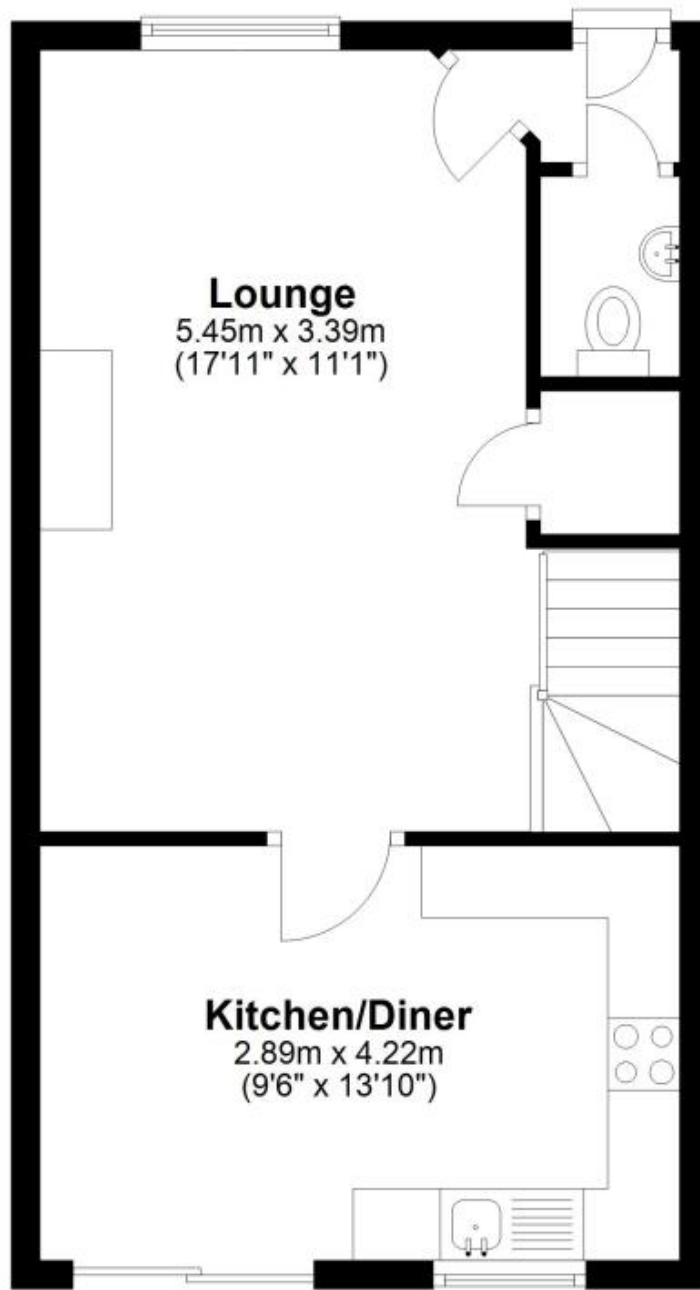
**Bathroom** 2.36m x 1.57m

EPC RATING		CURRENT:	POTENTIAL:



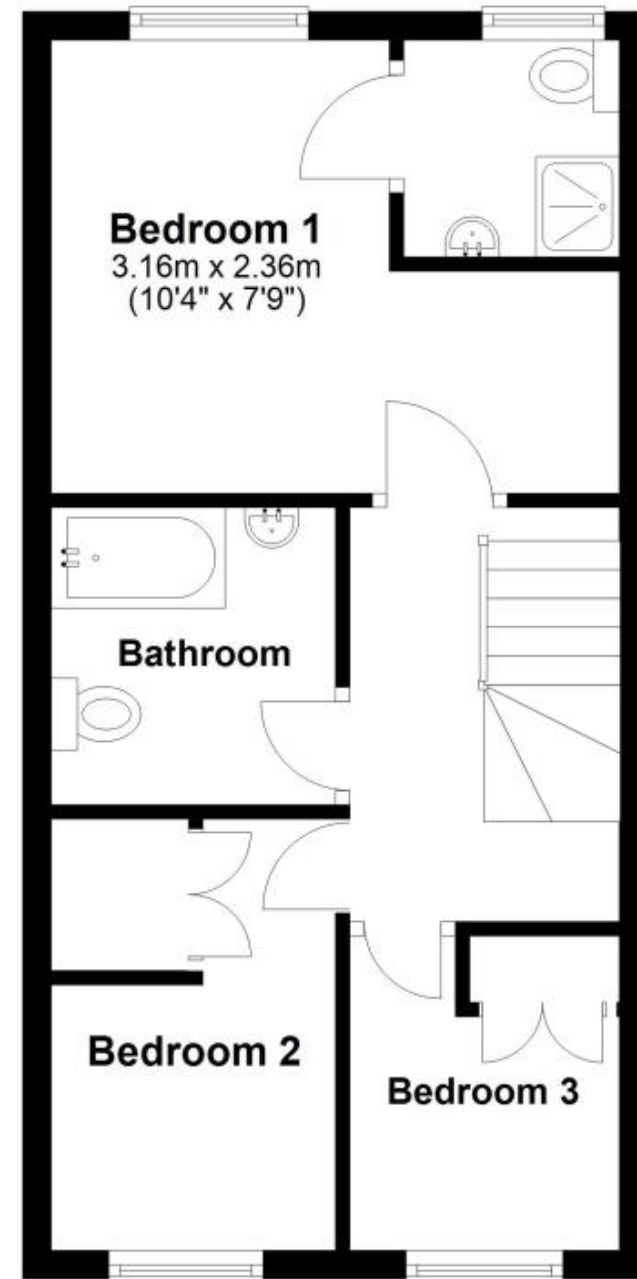
## Ground Floor

Approx. 37.1 sq. metres (399.5 sq. feet)



## First Floor

Approx. 34.4 sq. metres (370.5 sq. feet)



Total area: approx. 71.5 sq. metres (770.1 sq. feet)