



## The Homestead The Street, Sittingbourne, ME9 8JN £2,100 Per Calendar Month

The Homestead is located in a charming village location where this newly refurbished 4-bedroom house awaits its new owners. This property, offered by George Webb Finn, seamlessly blends modern upgrades with original features, creating a perfect harmony of old-world charm and contemporary living.

As you step inside, you are greeted by a large open living space that offers versatility for both relaxation and entertainment. The stunning kitchen, complete with a kitchen island, is sure to be the heart of the home.

With 3 bathrooms, busy mornings will be a breeze for the new owners of this property. The 4 bedrooms provide ample space for a growing family or visiting guests, ensuring everyone has their own sanctuary to retreat to at the end of the day.

Don't miss the opportunity to make this sought-after village location your new home. Contact George Webb Finn today to arrange a viewing and experience the perfect blend of modern luxury and timeless elegance in this exquisite property. Available immediately, pets not considered and no smokers. Applicants will require a minimum household income of £63,000 for rent affordability checks.

## Ground Floor

Foyer 7'10" x 6'8" (2.41 x 2.05)

Living Room 19'5" x 19'7" (5.93 x 5.99)

Dining Room 15'4" x 9'4" (4.69 x 2.86)

Kitchen 13'9" x 9'3" (4.20 x 2.82)

W.C. 6'10" x 3'1" (2.10 x 0.95)

## First Floor

Master Bedroom 15'3" x 14'10" (4.67 x 4.53)

En-Suite 7'4" x 6'5" (2.24 x 1.98)

Bedroom/Office 7'1" x 6'3" (2.18 x 1.93)

Bedroom 9'1" x 8'4" (2.79 x 2.55)

Bedroom 9'4" x 18'11" (2.85 x 5.78)

Bathroom 7'10" x 5'5" (2.39 x 1.66)

## Outside

Blocked paved patio to the front providing access onto The Street and a generous area for seating in the warmer months. The patio area is boarded by a 1 m brick wall to the front and mature fern trees to the side leading onto a spacious laid lawn to the side which is fully enclosed.

## General Information

Rent £2,100 per calendar month

Deposit £2,423

Holding Deposit £525

Tenancy An Assured Shorthold Tenancy of twelve months duration

Viewings Strictly by prior appointment with the agent

Conditions No smokers or pets permitted.

Minimum Household Income Required £54,000 per annum

Verified Material Information

Council tax band: E

Council tax annual charge: £2,595.03

Property type: Semi-Detached House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating via Gas condensing boiler

Heating features: Double glazed windows

Broadband: TBC

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Driveway - 1 car parking space

Building safety issues: No

Restrictions - None

Restrictions - Conservation Area: Yes

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

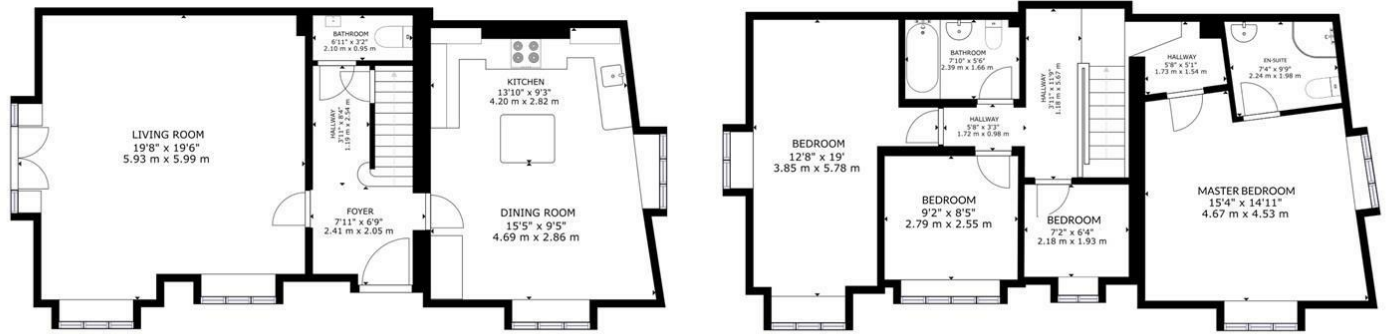
Energy Performance rating: D 68

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



# Floor Plan



FLOOR 1

FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 797 sq ft, 74 m<sup>2</sup>, FLOOR 2: 796 sq ft, 73.92 m<sup>2</sup>  
 TOTAL: 1593 sq ft, 147.92 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



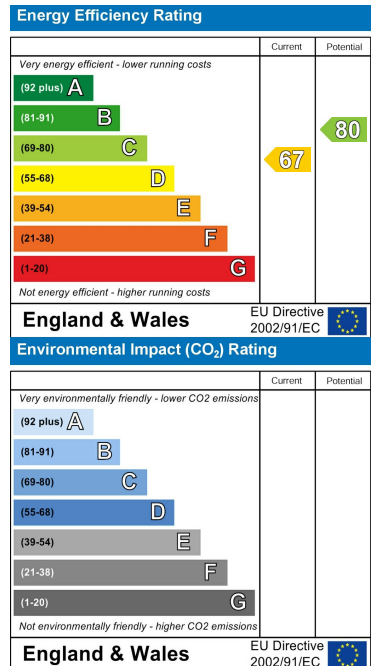
## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



## Energy Efficiency Graph



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