



Morris Court Farm School Lane, Sittingbourne, ME9 9NJ

£1,050 Per Calendar Month

Welcome to Morris Court Farm in the charming village of Bapchild, Sittingbourne! This delightful bungalow offers a cosy retreat with 1 reception room, 1 bedroom, and 1 bathroom, perfect for those seeking a peaceful countryside lifestyle.

Situated on a spacious plot, this property boasts a triple garage and additional parking for up to 4 vehicles, making it ideal for those with multiple cars or visitors. The tranquil surroundings of Morris Court Farm provide a serene backdrop for relaxing evenings.

Whether you're looking for a quaint home to escape the hustle and bustle of city life or a peaceful retreat to retire to, this bungalow offers the perfect blend of comfort and tranquillity.

Being located on a working farm this property is not suitable for children or dogs, the landlord has specified no smoking. Applicants will require gross annual household income of £31,500 for rent affordability checks.

GROUND FLOOR

Living Room 15'4 x 9'8 (4.67m x 2.95m)

Fitted carpet, electric storage heater, double glazed door, dual aspect double glazed windows, phone point, TV aerial point, SKY + lead, ceiling light and fan, smoke detector, doors to kitchen and bedroom.

Kitchen 9'3 x 6'6 (2.82m x 1.98m)

Vinyl flooring, range of matching wall and base units with cream doors and drawers with light wood effect roll top worksurfaces, stainless steel sink with double drainer, recess with plumbing for washing machine, electric cooker, space for fridge/freezer, extractor fan, electric fuse box, double glazed window.

Bedroom 13'8 x 10'0 (4.17m x 3.05m)

Fitted carpet, dual aspect double glazed windows, electric storage heater, fitted double wardrobe, phone point: door to bathroom.

Bathroom 8'3 x 6'7 (2.51m x 2.01m)

Vinyl flooring, matching white bathroom suite comprising of bath with white tiled surround, glass shower screen and electric shower above, pedestal wash hand basin with tiled splash back and mirror above, low level wc, two double fitted cupboards, fan heater, extractor fan and electric heated towel rail.

OUTSIDE

The property is reached via shared driveway through working farm/wood yard. Leads to large private parking area with ample space for 4 vehicles and large tripple garage with power and light,

Good sized well maintained gardens to front and rear of the property all mainly laid to lawn with areas for outside dining.

GENERAL INFORMATION

Rent £1050.00 per calendar month

Holding Deposit £242.31

Deposit £1211.54

Local Authority Swale Borough Council - Band A

Energy Performance Certificate - E - 45

Tenancy An assured shorthold tenancy of 12 months duration

Restrictions No Smokers, dogs or children permitted

Minimum Household Income of £31,500 required

Verified Material Information

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Number and types of room: 1 bedroom, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None

Heating features: Night storage

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

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

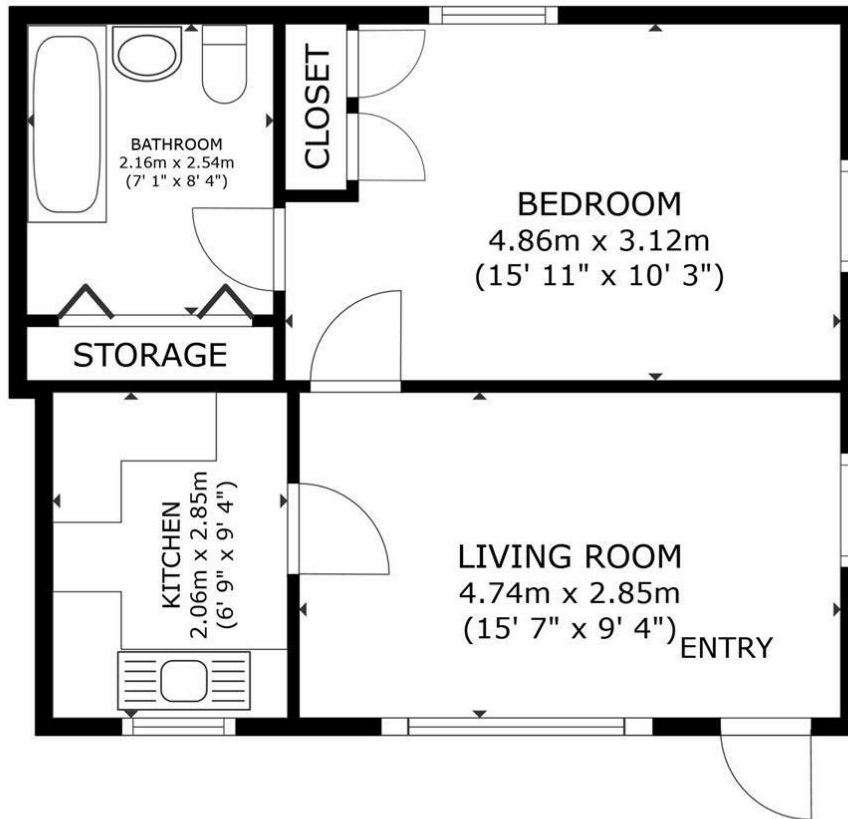
Non-coal mining area: Yes

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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 PLAN



Area Map

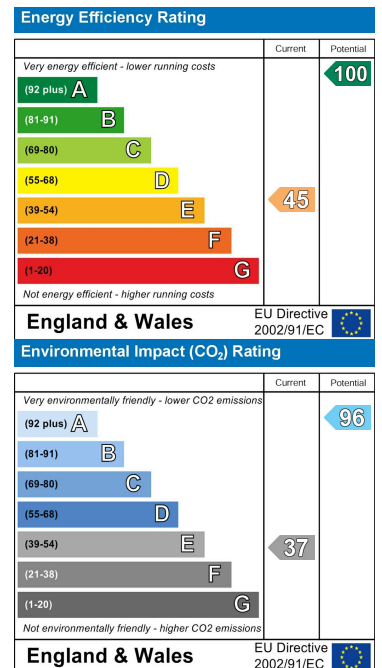


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GROSS INTERNAL AREA
 FLOOR PLAN 42.5 m² (458 sq.ft.)
 TOTAL : 42.5 m² (458 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Graph



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