



George Webb Finn, 43 Park Road, Sittingbourne, Kent, ME10 1DY



Riddles Cottage Borden Lane, Sittingbourne, ME9 8HP

£1,300 Per Month

Nestled in the charming locale of Borden Lane, Sittingbourne, Riddles Cottage is a delightful semi-detached house that perfectly blends period character with modern comforts. This well-presented property boasts three spacious bedrooms, making it an ideal home for families or those seeking extra space.

As you step inside, you will be greeted by a wealth of original features that add to the cottage's unique charm. The central heating ensures a warm and inviting atmosphere throughout the year, providing comfort during the colder months. The property also offers ample parking for one vehicle, a convenient feature in this desirable area.

One of the standout attributes of Riddles Cottage is its large, mature garden. This outdoor space is perfect for enjoying the fresh air, hosting gatherings, or simply unwinding in a tranquil setting.

Please note that, in consideration of all residents, smokers and dogs are not permitted within the property.

George Webb Finn is proud to present this exceptional home, which is sure to appeal to those who appreciate the blend of historical charm and modern living. If you are looking for a peaceful retreat with character, Riddles Cottage could be the perfect choice for you. Applicants will require a minimum household income of £39,000 for rent affordability checks.

Kitchen 10'9" x 16'0" (3.30 x 4.88)
Modern Kitchen, equipped with oven and hob along with worktops. Exposed beams and laminate flooring

Living Room 11'1" x 17'1" (3.40 x 5.23)
Fitted carpets and exposed beams featuring a period fireplace.

Bathroom 5'6" x 6'5" (1.68 x 1.96)
Fully tiled with an electric power shower.

Master Bedroom 11'1" x 16'11" (3.40 x 5.18)
Large, airy room with fitted carpets and exposed beams with views over the garden.

Bedroom 11'3" x 8'5" (3.43 x 2.57)
Fitted Carpets and original beams with views over the garden.

Bedroom 11'3" x 10'2" (3.43 x 3.10)
Fitted Carpet and original beams

Outside
Garden to front of property with mature shrubs and trees and brick storage shed. Garden to side of property mainly laid to lawn with several mature shrubs and trees and two brick storage sheds.

Terms
Rent £1,300.00 per calendar month.

Deposit £1,500

Tenancy: An Assured Shorthold Tenancy, twelve months

Viewings strictly by prior appointment with the agent

Authority: Swale Borough Council – Band C

Conditions Regret no pets or smokers permitted.

General Information
Rent: £1,300/PCM

Deposit £1,500

Holding Deposit £305.76

Tenancy An Assured Shorthold Tenancy of twelve months duration

Viewings strictly by prior appointment with the agent

Authority Swale Borough Council – Band C

Council tax annual charge: £1917.85 a year (£159.82.a month)

EPC Rating E-51

Conditions Regret no pets, smokers permitted.

Minimum Household Income Required £39,000

Verified Material Information

Tenure: Freehold

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

Heating features: None

Broadband: FTTP

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

Parking: Allocated, Off Street, and Rear

Building safety issues: No

Restrictions - Listed Building: Yes

Restrictions - Conservation Area: no

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open

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.

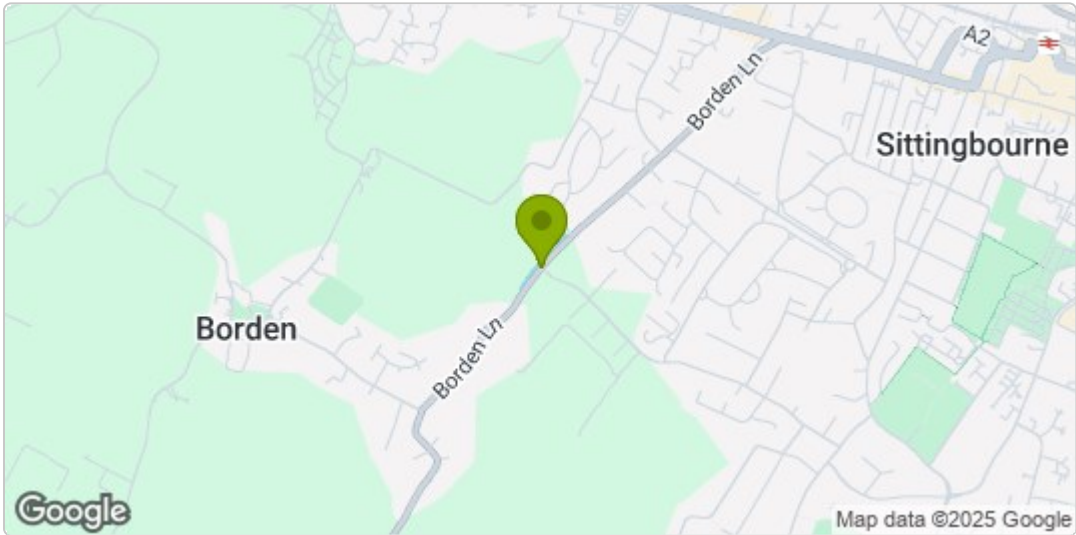
Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 461 sq. ft, 43 m², FLOOR 2: 437 sq. ft, 40 m²
TOTAL: 898 sq. ft, 83 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

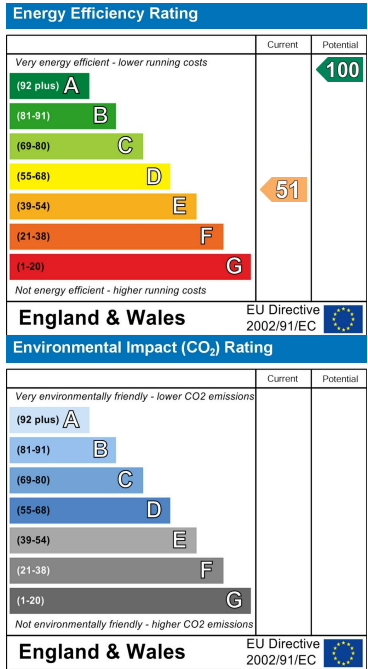


Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



Residential, Commercial
and Rural Property Specialists

T: 01795 470556
F: 01795 470769

E: info@georgewebbfinn.com
W: www.georgewebbfinn.com

George Webb Finn is a trading name of George Webb Finn LLP, a limited liability partnership registered in England & Wales. Registration No: OC343609. A list of members of George Webb Finn LLP is open to inspection at the Registered Office: 364 High Street, Harlington, Hayes, Middlesex, UB3 5LF

