



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



3 Monastery Avenue, Dover, CT16 1AB

£1,700 Per Calendar Month

This modern detached house offers a perfect blend of comfort and style. Built in 1998, the property boasts a generous living space of 1,582 square feet, making it an ideal family home.

Upon entering, you are greeted by three reception rooms that provide ample space for relaxation and entertaining guests. The house features four well-proportioned bedrooms, providing plenty of room for family members or guests. With two bathrooms, morning routines will be a breeze, ensuring convenience for all.

The exterior of the property is equally impressive, featuring beautifully terraced gardens that offer a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The double garage adds to the practicality of the home, providing secure parking and additional storage options.

Situated in a quiet location, this property is perfect for those seeking a peaceful retreat while still being within easy reach of local amenities and transport links.

Available for 12 months, one family pet considered (garden not enclosed), regret no smokers. Applicants will require minimum household income of £51,000.00.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double glazed front entrance door, tiled flooring, radiator, stairs to first floor with understairs storage cupboard.

Cloak Room

Tiled floor, pedestal wash hand basin with tiled splashback, WC, radiator, double glazed window.

Kitchen / Breakfast Room

Light wood effect vinyl flooring, range of matching wall and base units with cream drawer and door fronts and wood effect worksurfaces with tiled splashback. Stainless steel sink and drained with recess for dishwasher. Built in stainless steel electric hob with stainless steel gas hob above and concealed extractor fan. Dual aspect double glazed windows, radiator.

Utility Room

Light wood effect vinyl flooring, stainless steel sink, cream fronted base unit with wood effect worksurface and tiling. Space for washing machine. Gas system boiler, radiator, door to rear garden.

Dining Room

Wood effect laminate flooring, double glazed window, radiator.

Living Room

Fitted carpet, dual aspect double glazed windows, double glazed patio doors, electric fire, 2 x radiators.

Study

Fitted carpet, tripple wardrobe cupboard, double glazed box bay window, radiator

Stairs & Landing

Fitted carpet, double glazed window, airing cupboard with hot water cylinder.

Bedroom One

Fitted carpet, 2 x double wardrobes, double glazed window, radiator.

Ensuite

Wood effect laminate flooring, matching white suite comprising of shower cubicle with thermostatic shower, WC, pedestal wash hand basin with shelf and medicine cabinet above. Double glazed window, radiator.

Bedroom Two

Fitted carpet, double glazed window, radiator.

Bedroom Three

Fitted carpet, 2 x double glazed windows, radiator.

Bedroom Four

Fitted carpet, box bay double glazed window, radiator.

Family Bathroom

Wood effect vinyl flooring, matching white bathroom suite comprising of bath with thermostatic mixer tap and shower with glass shower screen, pedestal ash hand basin, WC. 1/2 tiled walls, double glazed window, radiator.

OUTSIDE

Front - property is reached via private driveway providing parking for three vehicles, driveway leads to attached double garage. Small garden area to front laid to lawn with mature tree and shrubs.

Rear - terraced garden to rear with two paved patio areas and wooden sleeper steps to terraced areas, gardens are mainly laid to lawn with mature shrubs and trees to borders. Note owing to nature of terraced landscaping the gardens may not be suitable for unsupervised young children. Garden not fully enclosed and therefore may not be suitable for unsupervised dogs.

GENERAL INFORMATION

Rent £1,700.00 per calendar month

Pet Rent Top-Up £30.00 per pet per calendar month

Holding Deposit £392.30

Deposit £1,961.53

Tenancy An Assured Shorthold Tenancy of 12 month duration. The landlord may require possession at the end of the tenancy for their own use.

Restrictions No smokers. Family pet considered (additional pet top up rent applies £30.00 per calendar month). No more than 3 sharers permitted.

Viewings Strictly by prior appointment with the agent

Authority Dover District Council - Band F

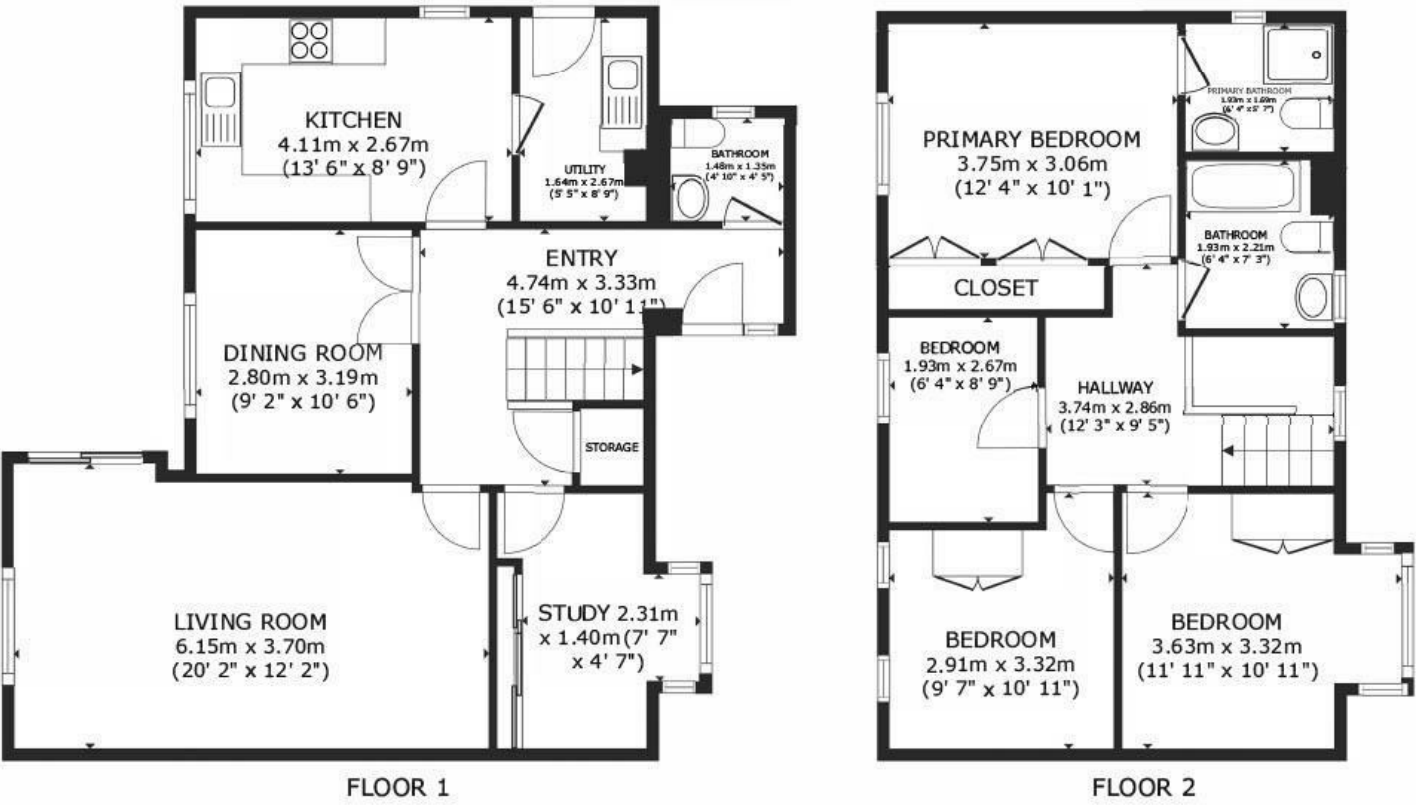
Council tax annual charge: £3,456.17

EPC C - 72

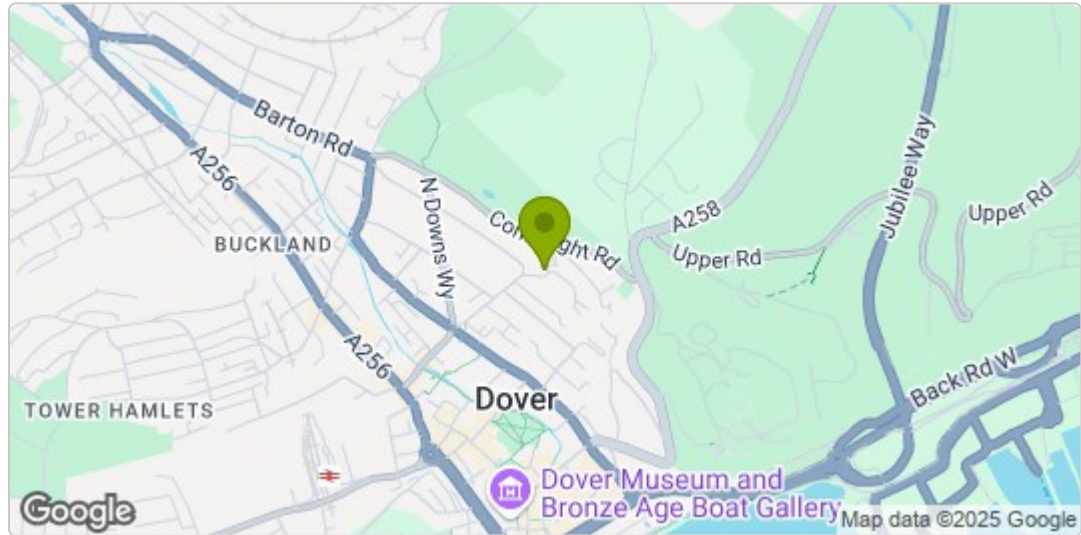
Minimum Household Annual Income Required £51,000.00

Photos & Virtual Tour created July 2025

Floor Plan



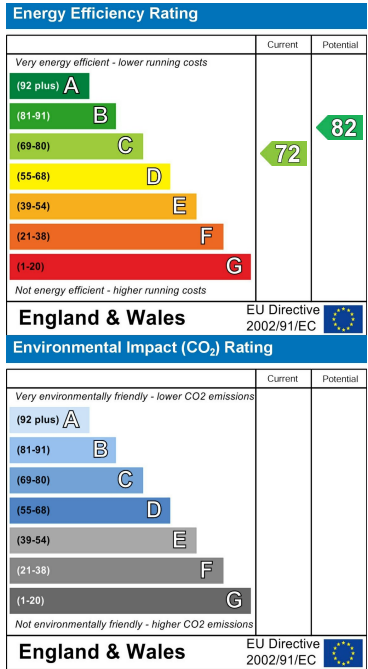
Area Map



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Energy Efficiency Graph



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