



2 Howt Green Sheppey Way, Sittingbourne, ME9 8QT
£1,250 Per Calendar Month

A two bedroom Victorian cottage set back from the road in good sized gardens, located between the villages of Bobbing & Iwade. The cottage has been recently decorated throughout and has new carpets, and also benefits from gas central heating, double glazing and off street parking for 2 / 3 cars. Available late August, we regret that smokers and dogs are not permitted. Applicants will require annual household income of £37,500.00 for rent affordability checks.

ACCOMMODATION

Entrance Lobby

Wood effect vinyl flooring, Wooden entrance door, door to:

Living Room 13'4" x 9'1" (4.07 x 2.77)

Fitted carpet, double glazed window, radiator, stairs to first floor and door to:

Dining Room 16'8" x 11'1" (5.09 x 3.39)

Fitted carpet, double glazed window, radiator, under stairs storage cupboard, further storage cupboard containing gas boiler. Door to:

Kitchen 6'7" x 15'0" (2.02 x 4.58)

Wood effect vinyl flooring, range of fitted matching wall and base units with oak door and drawer fronts and cream work surfaces with tiled splash back, stainless steel sink and drainer with recess beneath and plumbing for washing machine. Recess for electric cooker, space for fridge / freezer. Radiator, 2 x double glazed windows, wooden rear door to garden.

Stairs & Landing

Fitted carpet, double glazed window, doors to:

Bedroom One 10'11" x 9'1" (3.33 x 2.77)

Fitted carpet, double glazed window, radiator, triple fitted wardrobe, further fitted cupboard over stairs.

Bedroom Two 8'1" x 11'3" (2.47 x 3.44)

Fitted carpet, double glazed window, radiator, ornamental cast iron fireplace.

Bathroom

Wood effect vinyl flooring, matching white bathroom suite comprising of pedestal wash hand basin with tiled splashback, bath with fully tiled wall surround, bath mixer tap and shower attachment with shower screen, WC. Radiator, double glazed window, extractor fan.

OUTSIDE

To front - The property is set back from the road in fair sized gardens which are mainly laid to lawn with some mature shrubs. Shingled driveway to side providing off street parking for 2 / 3 vehicles.

To rear - fair sized garden to rear which is mainly laid to lawn with some mature shrubs and paved patio. Brick storage shed and further larger wooden shed. Note the garden is not fully enclosed, with orchards to side and rear.

GENERAL INFORMATION

Rent £1,250.00 per calendar month

Deposit £1442.30

Holding Deposit £288.46

Tenancy An Assured Shorthold Tenancy of twelve

months duration.

Viewings Strictly by prior appointment with the agent

Authority Swale Borough Council - Band D

Services Mains electricity, gas and water, cesspool drainage

EPC Rating D - 58

Conditions Regret no dogs or smokers permitted.

Pet Rent Top-Up - £30.00 per calendar month

Minimum Household Income of £37,500.00 required for rent affordability checks.

Photos and Virtual Tour - January 2024

Verified Material Information

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Cesspit

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - OK, Vodafone - Good, Three - Good, EE - Good

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

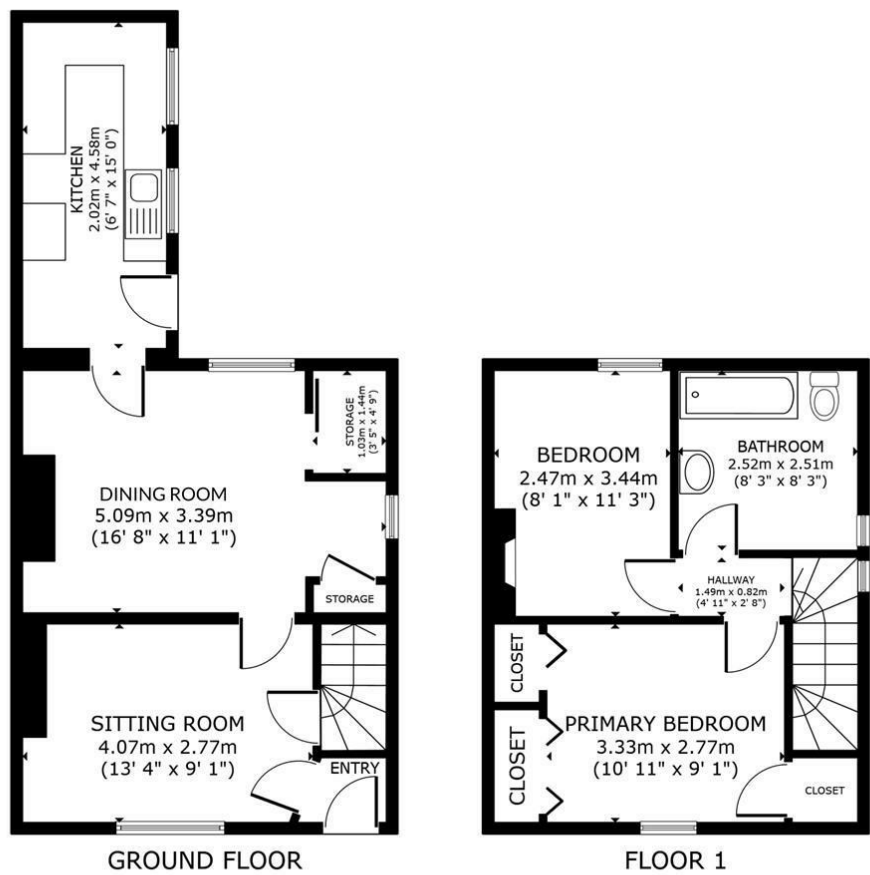
Non-coal mining area: Yes

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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.

View Property

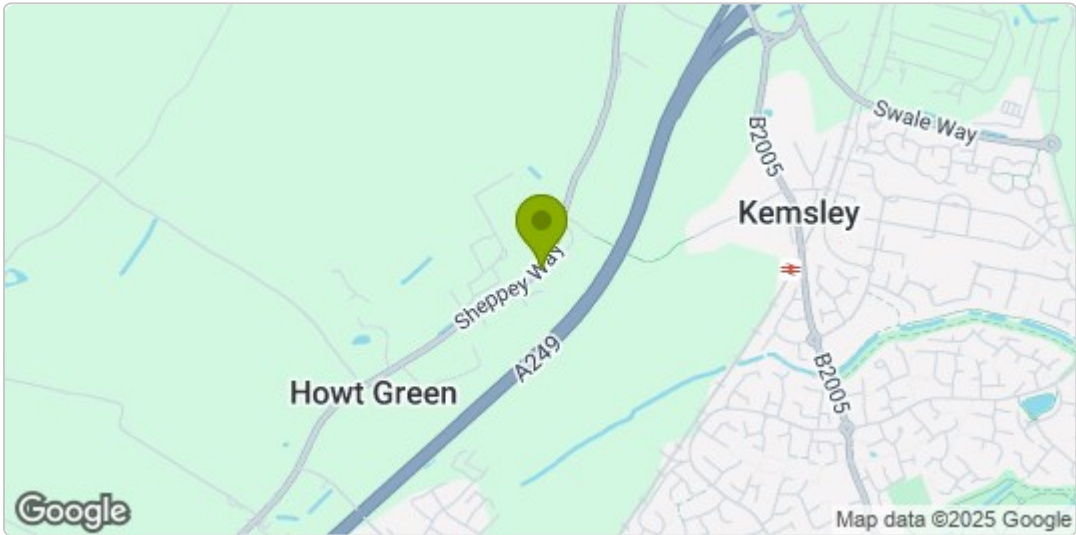
Floor Plan



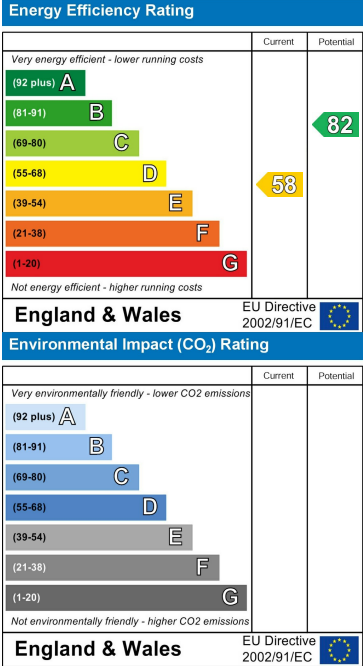
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GEORGE WEBB FINN
Area Map

GROSS INTERNAL AREA
GROUND FLOOR 42.0 m² (452 sq.ft.) FLOOR 1 32.1 m² (346 sq.ft.)
TOTAL : 74.1 m² (798 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport
Energy Efficiency Graph



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Residential, Commercial
and Rural Property Specialists

T: 01795 470556
F: 01795 470769

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

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