



CAVENDISH

LETTINGS, SALES & PROPERTY MANAGEMENT

**Sevenoaks
£1,795 PCM**

Link-detached house with three bedrooms, located in a popular lakeside development close to shops and within a short walk of schools and rail services. Entrance hall with ground floor W.c. Large main reception room with separate lounge and dining areas and access to rear garden. Kitchen with tiled floor, fitted wall and base units and side access to patio. Appliances include gas hob, electric oven, washing machine and dishwasher. Master double bedroom with ensuite shower. Bathroom with tiled floor and white suite. Further double and single bedrooms. Private and secluded rear garden with patio, lawn and shed. Detached single garage. Off-street parking.

Available: 6th July 2024 Unfurnished

EPC rating: C
 Council Tax Band: F
 Holding Deposit: £414.00 (1 weeks rent)
 Deposit Payable: £2,071.00 (5 weeks rent)
 Initial tenancy term: 12 Months (minimum)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

