



34, Varnes Street, Eccles, ME20 7HH  
£1,250 PCM

## About this property.....

This charming 2 bedroom cottage is offered on an unfurnished basis and will be AVAILABLE FROM BEGINNING OF DECEMBER.

As you enter, you are greeted by a spacious living room which leads through to the country style kitchen. A useful storage/pantry area and shower room complete the ground floor. The first floor offers two double bedroom with steps leading to a loft room, an ideal work from home space.

Outside you will find a good sized, low maintenance south-easterly facing rear garden. There is on road parking and 2 free car parks just off the adjacent road.

Nestled in the village of Eccles, this cottage offers a peaceful setting while being within easy reach of the M20, and M2, providing excellent transport links.

We expect this property to be very popular so so don't delay in calling us to arrange your viewing.

Regrettably, the landlord will not consider tenants with pets or those who smoke.

## Situation.....

If you have a soft spot for tranquil countryside strolls, Eccles is the perfect village for you. Discover Neolithic stones at Kits Coty or take in the idyllic Chapel Down vineyards on your leisurely walk. Cap off your excursion with a stop at the dog-friendly village pub, The Red Bull.

Just beyond the village lies The Friars, an ancient religious house open to visitors and offering a serene garden, cafe, and farmers market. If you have young children and prefer a quaint village school, St. Marks primary school is a mere stone's throw away, boasting a Good rating in the latest Ofsted inspection and serving around 130 pupils. Local amenities include a village shop with postal services.

Eccles village is a mere 20-minute drive (16 miles) from Ebbsfleet International Station, offering frequent trains to London St. Pancras in as little as 19 minutes.









SECURITY DEPOSIT = FIVE WEEKS' RENT

MINIMUM INCOME REQUIRED = £37,500 PER YEAR

TENANTS WITH PETS = NOT ACCEPTABLE

TENANTS WHO SMOKE = NOT ACCEPTABLE

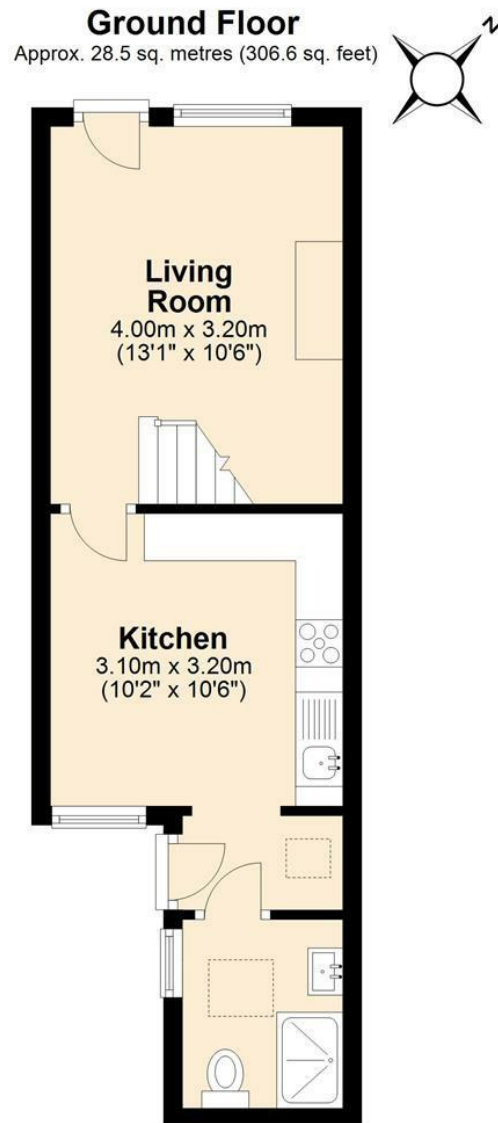
HOLDING DEPOSIT = ONE WEEKS' RENT

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

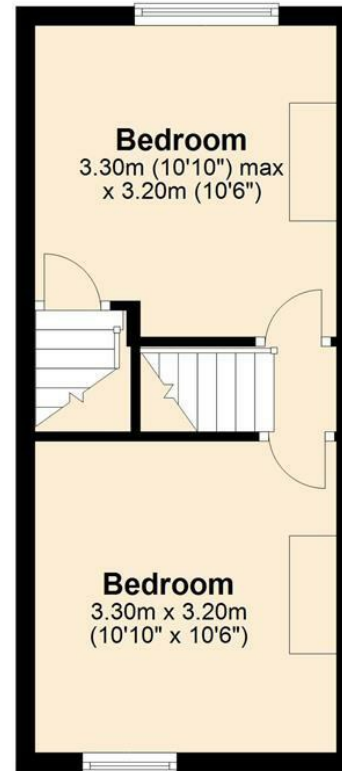
The pictures were taken prior to the property being rented, so condition, decoration and furnishings may vary slightly from those shown.



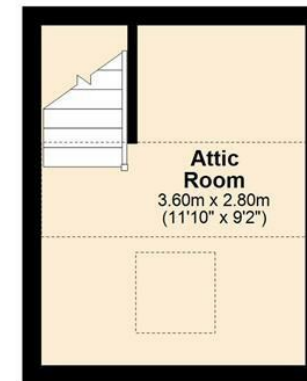
# 34, Varnes Street, Eccles, ME20 7HH



**First Floor**  
Approx. 25.2 sq. metres (271.7 sq. feet)



**Second Floor**  
Approx. 10.1 sq. metres (108.5 sq. feet)



Total area: approx. 63.8 sq. metres (686.8 sq. feet)

## Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.

