



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



**2 Corner House Cottages Otterden Road, Faversham, ME13 0BS
£1,325 Per Calendar Month**

We are delighted to offer this two bedroom semi-detached period cottage near Stalisfield. The property has been extensively refurbished over recent years and oozes rural charm with original features. This spacious house has one reception, country style fitted kitchen, good sized rear garden backing onto farmland, off street parking and gas fired central heating. This property is available from early April. We regret that smokers are not permitted, a maximum of one family pet is considered, however no dogs.

Applicants will require a minimum household income of £39,750 for rent affordability checks.

ACCOMMODATION

Entrance Lobby

Wooden front door, brick floor, wooden beams, door into:

Living Room 13'1" x 14'0" (3.99 x 4.28)

Fitted carpet, wooden framed window, ceiling beams, wall lights, ornamental fireplace with wooden mantle and brick hearth, radiator, opens into:

Kitchen / Dining Room 14'8" x 13'11" (4.49 x 4.26)

Wood effect vinyl flooring, range of recently fitted wall and base units with wood block effect worksurfaces and splashback tiling, 1 1/2 bowl stainless steel sink and drainer, stainless steel fan assisted oven with electric ceramic hob and stainless steel extractor fan above. Space under worksurface for fridge & freezer, gas combination boiler, radiator, double glazed window. Recessed spotlights, stairs to first floor with 2 x under stairs cupboards. Door to:

Rear Lobby

Wood effect vinyl flooring, wood effect worksurface with plumbing beneath for washing machine and space for condensing dryer. Double glazed window with further window to side, flint wall, double glazed rear door.

Stairs & Landing

Fitted carpet, exposed ceiling and wall beams, fitted cupboard.

Bedroom One 11'2" x 10'2" (3.42 x 3.11)

Fitted carpet, wooden framed window, fitted cupboard, radiator.

Bedroom Two 7'10" x 13'8" (2.40 x 4.19)

Fitted carpet, wooden framed window, radiator

Bathroom

Wood effect vinyl flooring, matching white bathroom suite comprising of WC, pedestal wash hand basin and bath with chrome shower above and curtain. Wooden framed window, glass shelves and mirror, radiator, extractor fan.

OUTSIDE

Shared gravelled driveway to front with parking rear of house for two cars. Small garden to front laid to lawn with mature hedge.

Good sized garden to rear mainly laid to lawn with mature shrubs and trees backing onto farmland, 2 X garden sheds.

GENERAL INFORMATION

Rent £1,325.00 per calendar month

Deposit £1,528.85

Tenancy An Assured Shorthold Tenancy of twelve months duration

Viewings Strictly by prior appointment with the agent

Authority Swale Borough Council - Band D

EPC Rating D - 65

Conditions Regret no dogs or smokers are not permitted.

Minimum Household Income Required £39,750.00

Photos and Virtual Tour created February 2023

Verified Material Information

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: D

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Septic tank

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: ADSL copper wire

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

Parking: Driveway and Off Street

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: No

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: No

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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.

Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 462 sq.ft, 43 m², FLOOR 2: 398 sq.ft, 37 m²
 TOTAL: 860 sq.ft, 80 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

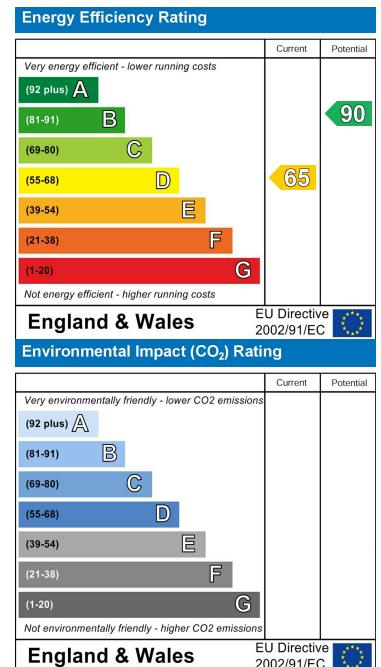


Area Map



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Energy Efficiency Graph



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