

CHRISTOPHER HODGSON



**Teynham, Sittingbourne**

**To Let** £1,595 PCM

FOR COASTAL, COUNTRY  
& CITY LIVING



# Teynham, Sittingbourne

*2 Signalmans Row Lower Road, Teynham, Sittingbourne, Kent, ME9 9BW*

Signalmans Row is a collection of recently completed detached homes in a semi-rural setting, conveniently positioned on the outskirts of Teynham. The village is set amidst beautiful countryside approximately 3.5 miles East of Sittingbourne, and is served by a range of shops and amenities. Teynham mainline train station is 450 metres distant.

Plot 2 benefits from accommodation totalling approximately 855 sq ft (78 m) and is arranged on the ground floor to provide an entrance hall, large open-plan

living/dining room incorporating a contemporary kitchen, and a cloakroom. To the first floor there are three bedrooms, an en-suite shower room to the principal bedroom and a stylish family bathroom.

The garden is laid to lawn and benefits from an area laid to patio and a timber shed. There are two allocated parking spaces.

Immediately Available.



## LOCATION

Teynham is a popular village set amidst some beautiful countryside and situated 3.5 miles East of Sittingbourne. The village is served by shops and amenities including public houses, Teynham Parochial C of E Primary School, Village Hall and St Mary's Church. There are numerous primary and secondary schooling options serving the area. The village is also well situated for access to the M2/M20 motorways, Sittingbourne (approx. 4.5 miles distant), Faversham (approx. 3.5 miles distant) and Canterbury (approx. 13.5 miles distant). Teynham mainline railway station provides frequent services to London (Victoria) approximately 79 minutes. The high-speed Javelin service provides access to London (St Pancras) with a journey time of approximately 76 minutes.

## ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

### GROUND FLOOR

- Entrance Hall
- Living/ Dining Room 20'4" x 11'2" (6.20m x 3.40m)
- Kitchen 11'1" x 8'8" (3.40m x 2.66m)
- Cloakroom

### FIRST FLOOR

- Landing

- Bedroom 1 11'1" x 8'11" (3.40m x 2.73m)
- En-Suite Shower Room
- Bedroom 2 13'1" x 7'10" (4.00m x 2.39m)
- Bedroom 3 11'1" x 7'10" (3.40m x 2.40m )
- Bathroom

### OUTSIDE

- Garden

### HOLDING DEPOSIT

£368 (or equivalent to 1 weeks rent)

### TENANCY DEPOSIT

£1,840 (or equivalent to 5 weeks rent)

### TENANCY INFORMATION

For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website [www.christopherhodgson.co.uk/Tenants](http://www.christopherhodgson.co.uk/Tenants)

### CLIENT MONEY PROTECTION

Provided by ARLA

### INDEPENDENT REDRESS SCHEME

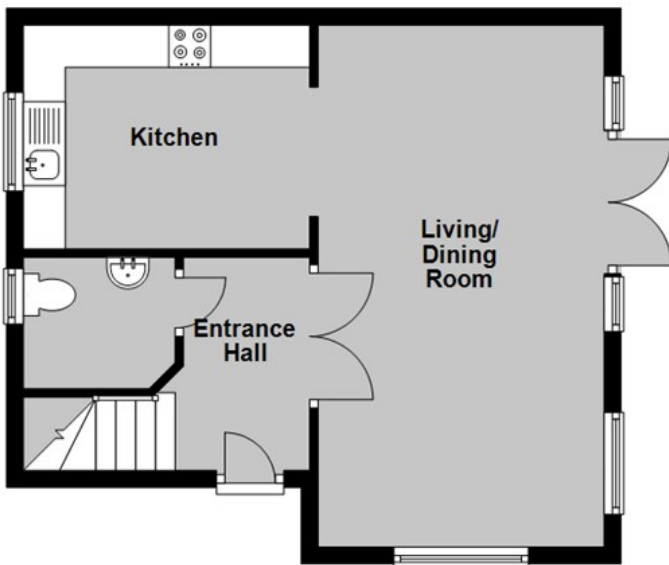
Christopher Hodgson Estate Agents are members of The Property Ombudsman





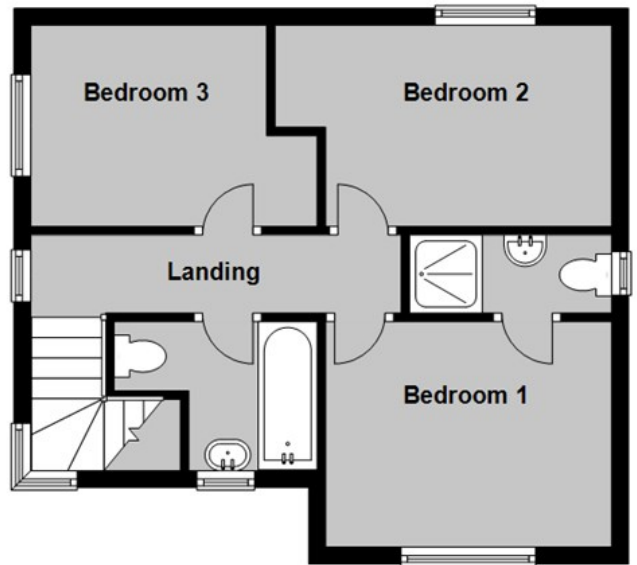
### Ground Floor

Approx. 39.7 sq. metres (426.8 sq. feet)



### First Floor

Approx. 39.8 sq. metres (428.9 sq. feet)



Total area: approx. 79.5 sq. metres (855.7 sq. feet)

**Council Tax Band D. The amount payable under tax band D for the year 2026/2027 is £2,406.00**

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Energy Efficiency Rating	
100 kWh/m <sup>2</sup> or more (G)	1-20
75-100 kWh/m <sup>2</sup> (F)	21-30
50-75 kWh/m <sup>2</sup> (E)	31-35
25-50 kWh/m <sup>2</sup> (D)	36-50
10-25 kWh/m <sup>2</sup> (C)	51-60
5-10 kWh/m <sup>2</sup> (B)	61-70
1-5 kWh/m <sup>2</sup> (A)	71-80
0 kWh/m <sup>2</sup> (A')	81-90
0 kWh/m <sup>2</sup> (A++)	91-100
<b>83</b>	<b>83</b>

England & Wales

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

