

LET AGREED



Heathfield Avenue, Dover

3 Bedrooms, 1 Bathroom, Mid Terraced House

£1,200 pcm



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Mid Terraced House,
3 bedroom, 1 bathroom

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Date available: 21st September 2024

Deposit: £1,200

Unfurnished

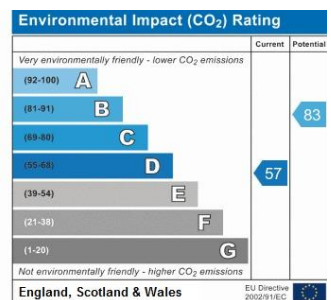
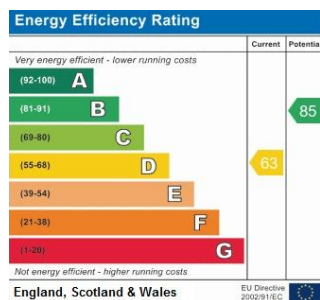
Council Tax band: B

- Close to Local Amenities
- Spacious Property
- Open Plan Lounge Diner
- Utility Area
- Recently Redecorated
- Rear Garden and Patio
- Council Tax Band B

MARTIN&CO are delighted to offer this beautiful three bedroom family home, situated close to local schools. This spacious property offers an open plan lounge/diner, modern fitted kitchen & utility area on the ground floor. To the first floor, there is a family bathroom and two double bedrooms as well as a good size single bedroom. Finally, to the rear of the property is an enclosed garden for the family.

This recently redecorated home opens into a secure porchway, freshly painted throughout you are lead into the open plan lounge and diner. This reception room neutrally decorated with a lick of grey and white paint, this spacious room offers plenty of space for all the family.

Next, a natural wood hand rail steps up to hallway leading into the large kitchen; a modern cream fitted kitchen with silver handles, wood effect work surfaces,





tiled splash-backs, and new vinyl flooring, with under counter spaces for white goods. This leads into the utility area; natural terracotta stone tiles to floor and double glazed windows & door to rear garden.

Heading upstairs, you have a white bathroom suite with chrome fixtures and fittings, and electric shower over bath. There is also a door to the airing cupboard with shelving & central heating timer.

Next, is the single bedroom, with fresh white walls and new plush carpets. This room would make a perfect little nursery or an office to work from home.

The second bedroom, also recently painted, is a spacious double room, offering floating shelves for decoration, and plenty of room for all your bedroom furnishings.

Finally, there is another spacious double bedroom, and the largest of the three. Brightly decorated with light illuminating through the large double glazed windows, this room offers heaps of space for all your furnishings, with wooden accents and a period mantle piece.

This landlord will only consider applicants with an income of at least £36,000 per annum (jointly). Forms of considered income are:



- * Basic salary for contracted hours only
- * Tax Credits
- * Pensions or a mixture of these.

Forms of income which will be considered on a case-by-case basis are:

- * Commission
- * Self-employment
- * Dividends
- * Liquid funds
- * Benefits awarded by means of a benefit award letter

The landlord will accept a maximum of 2 children. Applicants who will be sharing, those with pets or those who smoke will not be considered for this property.

A refundable holding deposit of £280.00 is payable upon acceptance of your application. All income must be evidenced by documents. Applicants cannot be considered without the above income requirement also being met. Consideration is given to those who are legally disabled or in receipt of Personal Independence Payment (PIP), formerly Disability Living Allowance (DLA). All applicants are expected to have a clean credit score and a positive landlord reference if they are currently in rented accommodation.

Applicants will be asked to produce government issued photographic ID as well as a recent proof of address such as a utility bill, a council tax bill or a letter from





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.