



THE LARCHES
FAVERSHAM

£1,395 PCM

- Council Tax Band – D
- Garage and Drive For Up to Three Cars
- Workshop/Outhouse
- Spacious Family Home
- Length of Tenancy – 12 months
- Master En-Suite Bedroom With Fitted Furniture
- Two Reception Rooms
- Cul-de-sac Location

ABOUT

SPACIOUS FAMILY HOME IN THE DESIRED CUL-DE-SAC OF THE LARCHES Miles and Barr are delighted to offer to the rental market, this four bedroom detached home, located in a quiet cul-de-sac and within walking distance to a local Sainsbury supermarket and petrol station. Inside offers entrance hall, spacious "L" shaped lounge/diner, separate dining room/study/5th bedroom, fitted kitchen with some integrated appliances and a useful storage cupboard. The first floor comprises master bedroom with en-suite shower room, 3 further good sized bedrooms and a family bathroom. Additionally there is a detached garage with an attached outbuilding suitable for storage/workshop and a drive to accommodate up to 3 cars. The enclosed rear garden also benefits patio area and a greenhouse for those with a horticultural interest. Sorry no smokers or pets. Council tax band D.

LOCATION

"Faversham is one of England's most historic and charming towns, nestled between the Kent Downs and the austere beauty of its coastal wetlands. This picturesque market town is steeped in history with nearly 500 listed buildings, the famous Shepherd Neame Brewery, Britain's oldest which was founded in 1698 and a thriving Town Centre which was nominated as a Rising Star in the Great British High Street Awards in October 2015.

Hosting markets every Tuesday, Friday and Saturday, the 'Best of Faversham' market is on the first and third Saturday of each month, with Antiques and Vintage on the first Sunday. Faversham dates from pre-Roman times, is mentioned in the Domesday Book and is a bustling place with a fine range of independent shops. It has a good selection of primary schools and two secondary schools, one of which is the renowned Queen Elizabeth Grammar School.

Faversham has some of the best walking in England, with way-marked routes through stunning Kent countryside with cycle route 1 passing through. The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground, a museum and numerous pubs and restaurants. Two minutes from the M2 and just over an hour from



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure