

CHRISTOPHER HODGSON



Aylesham, Canterbury

To Let £1,950 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Aylesham, Canterbury

23 Hobnail Path, Aylesham, Canterbury, Kent, CT3 3GJ

A modern detached house, ideally situated in the peaceful village of Aylesham. The property is situated just a short walk from Aylesham Station (0.5 miles), with direct links to Canterbury and Dover, and easy access to the A2.

The spacious and smartly presented accommodation totals 1165 sq ft (108 sq m) and is arranged on the ground floor to provide an entrance hall, a large open-plan kitchen/breakfast room, a generous sitting room, a dining room and a cloakroom. To the first floor there are three double bedrooms, a single bedroom and two bathrooms,

including an en-suite shower room to the principal bedroom.

The rear garden extends to 30ft (9.14m) and has been designed for ease of maintenance. The property also benefits from allocated off street parking to the rear.

No Smokers. Available from early September.



LOCATION

Aylesham is a popular village of surrounded by many local amenities such as a convenience store, butchers, primary school and a medical and leisure centre. Aylesham has its own railway station with links to Canterbury East, Faversham, Dover and London Victoria with also a high speed link out of Canterbury. Canterbury also has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Links to the continent are via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins).

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Kitchen/Breakfast Room
15'1" x 14'9" (4.60m x 4.51m)
- Sitting Room
16'9" x 10'2" (5.12m x 3.12m)
- Dining Room
10'9" x 9'10" (3.29m x 3.00m)
- Cloakroom

FIRST FLOOR

- Bedroom 1
15'0" x 9'11" (4.59m x 3.04m)
- Shower Room
- Bedroom 2
12'10" x 8'10" (3.93m x 2.71m)
- Bedroom 3
10'4" x 8'10" (3.17m x 2.71m)
- Bedroom 4
7'4" x 6'11" (2.24m x 2.12m)
- Bathroom

OUTSIDE

- Garden
30'" x 29" (9.14m x 8.84m)
- Parking

EXCLUSION

The loft area is expressly excluded from the let area and is not included in the leased premises. The Tenant shall have no right to access, use, or store items in the loft area.

HOLDING DEPOSIT

£450 (or equivalent to 1 weeks rent)

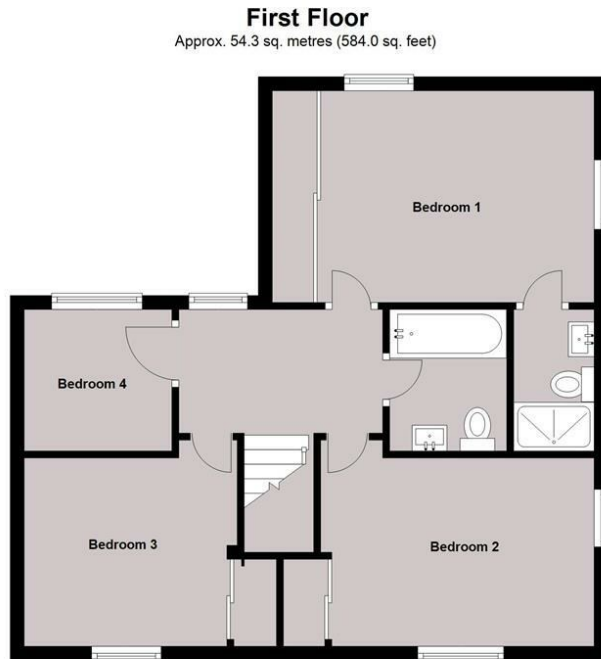


TENANCY DEPOSIT
£2,250 (or equivalent to 5 weeks rent)

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/property-services/tenant-fees/

CLIENT MONEY PROTECTION
Provided by ARLA

INDEPENDENT REDRESS SCHEME
Christopher Hodgson Estate Agents are members of The Property Ombudsman



Total area: approx. 108.3 sq. metres (1165.2 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,422.09.

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating	
<div> <div>Very energy efficient - lower running costs</div> <div>A</div> </div> <div> <div>Energy efficient - lower running costs</div> <div>B</div> </div> <div> <div>Decent energy efficiency - lower running costs</div> <div>C</div> </div> <div> <div>Below average energy efficiency - higher running costs</div> <div>D</div> </div> <div> <div>Low energy efficiency - higher running costs</div> <div>E</div> </div> <div> <div>Very low energy efficiency - higher running costs</div> <div>F</div> </div> <div> <div>Lowest energy efficiency - highest running costs</div> <div>G</div> </div>	<div>Current</div> <div>94</div> <div>94</div> <div>94</div> <div>94</div> <div>94</div> <div>94</div>
England & Wales <small>Energy Efficiency Rating (EPC) is a measure of the energy efficiency of a property. It is based on the property's energy performance, taking into account the type of property, its size, the type of construction, and the type of heating and cooling systems. The rating is given on a scale from A (most efficient) to G (least efficient). The rating is also used to calculate the property's carbon footprint.</small>	

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