

CHRISTOPHER HODGSON



Faversham
£925 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Faversham

91 Ospringe Road, Faversham, Kent, ME13 7LG

A well presented period house in a central location accessible to local amenities, schools, shops and Faversham mainline station which is just 0.6 of a mile distant. The light and spacious accommodation includes a sitting room, dining room open plan to a smartly fitted kitchen with doors opening to the rear garden, a ground floor cloakroom, 3 bedrooms and a sleek modern bathroom. There is also a useful basement with good natural light. The generous rear garden extends to 60ft (18.29m) and enjoys a South Easterly aspect. White goods included.

No DSS, children, pets or smokers. Available mid September 2017.



Location

Ospringe Road is a popular location in the historic medieval market town of Faversham which offers an interesting mix of individual shops, restaurants, a weekly market, highly regarded schools and good local amenities. Communication links are excellent with access to the A2 / M2 and subsequent motorway networks. The High Speed service from Faversham station provides a frequent Javelin service to London St Pancras with a journey time of approximately 63 minutes as well as services to London Victoria with a journey time of approximately 78 minutes.

Accommodation

The accommodation and approximate measurements are:

- Entrance Hall
- Sitting Room 13'0" x 10'10" (3.96 x 3.30)
- Dining Area 12'0" x 10'0" (3.66 x 3.05)
- Kitchen
- Cloakroom
- Basement 12'6" x 10'0" (3.81 x 3.05)
- First Floor Landing

- Bedroom 1 9'5" x 8'6" (2.87 x 2.59)
- Bedroom 2 12'12" x 10'0" (3.96 x 3.05)
- Bedroom 3 8'9" x 9'5" (2.67 x 2.87)
- Bathroom 9'0" x 5'7" (2.74 x 1.70)
- Rear Garden 60'0" x 22'0" (18.29 x 6.71)
- Front Garden

Tenant Referencing Fee

A non-refundable tenant referencing fee will be payable as follows:- £200 inc VAT for one tenant only. £130 inc VAT each for two or more tenants.

Deposit

£1,387.50 (one and a half times the monthly rent amount).

Check Out Fee

£153 inc. VAT (3 bedroom property, unfurnished).

Guarantor Fee

£130 inc. VAT (if applicable)

Disclosure Of Interest

In accordance with the Estate Agents Act of 1979 potential tenants are advised that Christopher Hodgson has a personal interest in this property.





Council Tax Band D. The amount payable under tax band D for the year XXXX/XXXX is £XXXXXX.

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Energy Efficiency Rating		Current	Potential
Very energy efficient (newest properties)	A+		
Energy efficient	A		
Decent	B		
Below average	C		
Below average	D		
Below average	E		
Below average	F		
Below average	G		
Very energy inefficient (oldest properties)			

Energy Efficiency Rating: 84

England & Wales

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