

Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



Whitstable

To Let **£1,150 PCM**

...for Coastal, Country & City living.



Zoopla
Smarter property search

rightmove

PrimeLocation.com

• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443
e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . www.christopherhodgson.co.uk

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered office address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Lettings and valuations are provided by Christopher Hodgson and Helen Hodgson trading as Christopher Hodgson.

Whitstable

27 Fletcher Road, Whitstable, Kent, CT5 3HB

A spacious semi-detached bungalow conveniently positioned in a desirable location, well served by local supermarkets, medical centre and mainline railway stations, and easily accessible to Tankerton seafront.

The generously proportioned accommodation is arranged to provide a covered entrance porch, sitting room, kitchen, two double bedrooms and a bathroom. The property has been newly redecorated internally, with with carpets fitted throughout.

The West facing rear garden extends to 63ft (20m). A driveway to the side of the property provides off road parking for a number of vehicles.

No smokers or pets. Available immediately.



Location

Fletcher Road is a sought after residential location, conveniently positioned for access to schools, supermarkets, shops and Whitstable mainline railway station, offering fast and frequent services to London (Victoria approximately 80 mins) with high speed links to London St Pancras (approximately 73 mins). The A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

Whitstable is an increasingly popular and fashionable town by the sea which is located on the Kent coast. The town is well served by a variety of high street and individual retailers and a variety of watersports activities can be enjoyed at the beach.

Accommodation

The accommodation and approximate measurements are:

GROUND FLOOR

• Entrance Porch

6'7" x 3' (2.01m x 0.91m)
at maximum points.

• Sitting Room

17'0" x 11'10" (5.18m x 3.61m)
at maximum points.

• Kitchen

10'9" x 9'9" (3.28m x 2.97m)
at maximum points.

• Bedroom 1

16'2" x 11'10" (4.93m x 3.61m)
at maximum points.

• Bedroom 2

10'9" x 10'1" (3.28m x 3.07m)
at maximum points.



• Bathroom

9'1" x 7'5" (2.77m x 2.26m)
at maximum points.

OUTSIDE

• Rear Garden

64' x 31' (19.51m x 9.45m)
at maximum points.

Parking

A driveway provides off road parking
for a number of vehicles.

Agent's Notes

The garden shed shown within our
photography will be removed prior to
the start of a new tenancy.

Holding Deposit

£265 (or equivalent to 1 weeks rent)

Deposit

£1,326 (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

Client Money Protection

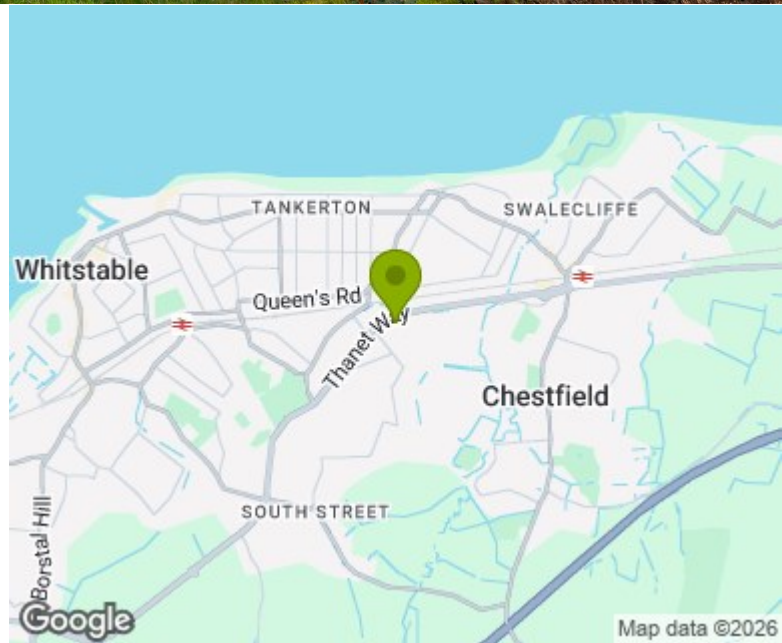
Provided by ARLA

Exclusions

The loft will be retained for storage use
by the landlord and is excluded from the
let area.

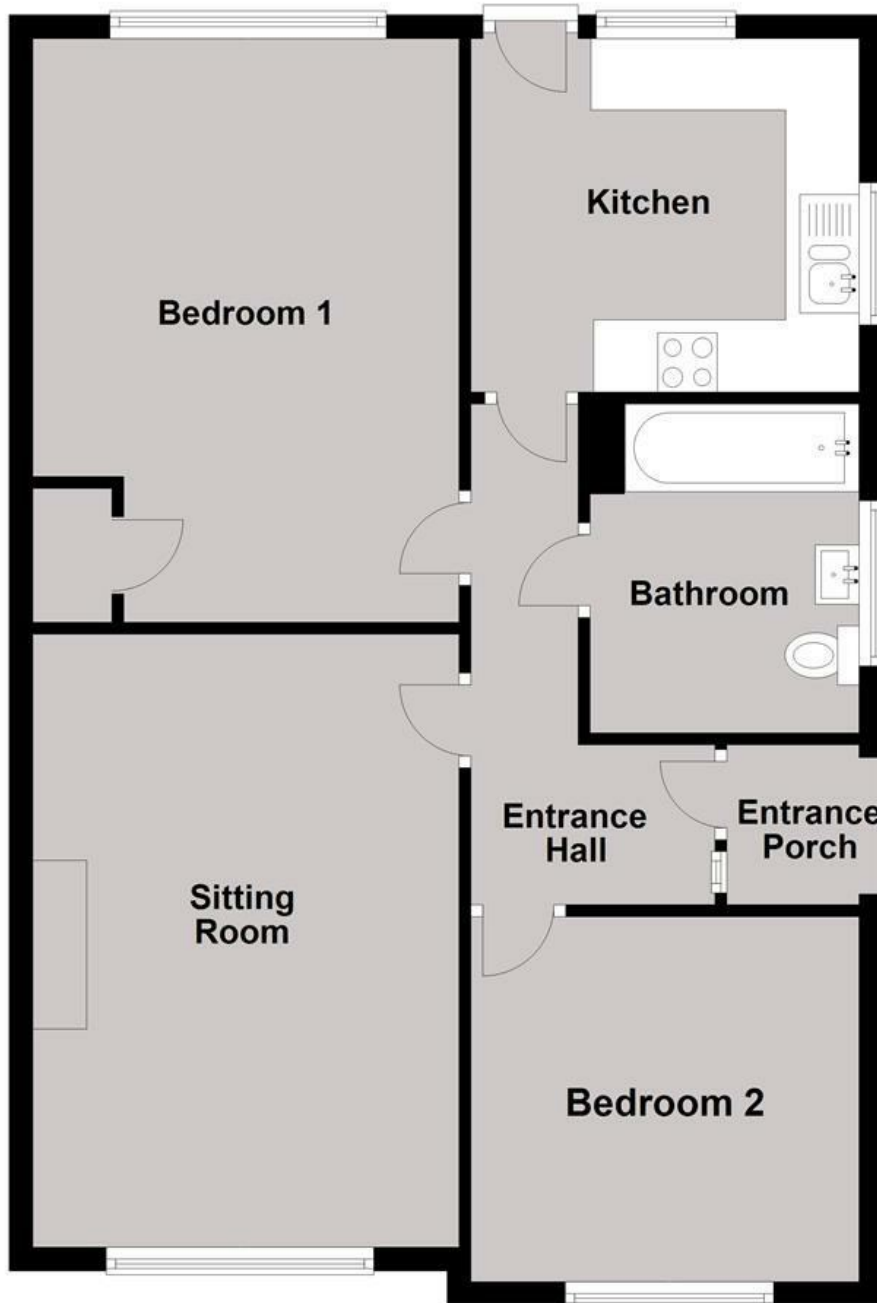
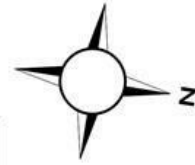
Independent Redress Scheme

Christopher Hodgson Estate Agents are
members of The Property Ombudsman



Ground Floor

Approx. 72.0 sq. metres (775.3 sq. feet)



Total area: approx. 72.0 sq. metres (775.3 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2022/2023 is £1,775.92.

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

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.

