



Teynham, Sittingbourne

To Let **£1,475 PCM**

...for Coastal, Country & City living.



• 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.

Teynham, Sittingbourne

8 Signalmans Row Lower Road, Teynham, Sittingbourne, Kent, ME9 9DH

Signalmans Row is a collection of newly completed detached homes in a semi-rural setting, conveniently positioned on the outskirts of Teynham. The village is set amidst beautiful countryside approximately 3.5 miles East of Sittingbourne, and is served by a range of shops and amenities. Teynham mainline train station is 450 metres distant.

Plot 8 benefits from accommodation totalling approximately 882 sq ft (82 m) and is arranged on the ground floor to provide an entrance hall, large open-plan living/dining room incorporating a contemporary kitchen, and a cloakroom. To the first floor there are three bedrooms, an en-suite shower room to the principal bedroom and a stylish family bathroom.

The garden is laid to lawn and benefits from an area laid to patio and a timber shed. There are three allocated parking spaces.

No pets or smokers. Immediately available.



Location

Teynham is a popular village set amidst some beautiful countryside and situated 3.5 miles East of Sittingbourne. The village is served by shops and amenities including public houses, Teynham Parochial C of E Primary School, Village Hall and St Mary's Church. There are numerous primary and secondary schooling options serving the area. The village is also well situated for access to the M2/M20 motorways, Sittingbourne (approx. 4.5 miles distant), Faversham (approx. 3.5 miles distant) and Canterbury (approx. 13.5 miles distant). Teynham mainline railway station provides frequent services to London (Victoria) approximately 79 minutes. The high-speed Javelin service provides access to London (St Pancras) with a journey time of approximately 76 minutes.

Accommodation

The accommodation and approximate measurements are:

GROUND FLOOR

• Entrance Hall

11'2" x 8'4" (3.40m x 2.54m)
at maximum points.

• Living/Dining Room

22'4" x 11'2" (6.81m x 3.40m)
at maximum points.

• Kitchen

11'2" x 8'9" (3.40m x 2.67m)
at maximum points.

• Cloakroom

5'11" x 5'2" (1.80m x 1.57m)
at maximum points.

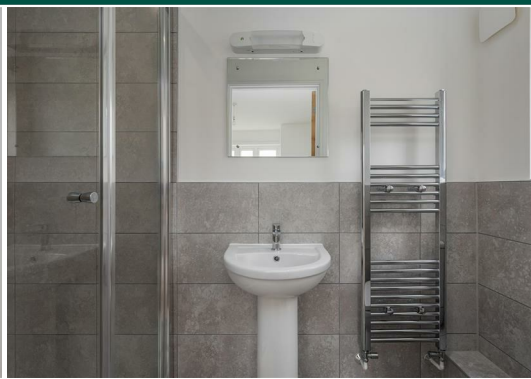
FIRST FLOOR

• Bedroom 1

11'2" x 10'9" (3.40m x 3.28m)
at maximum points.

• En-Suite Shower Room

at maximum points.



- **Bedroom 2**
13'1" x 7'10" (3.99m x 2.39m)
at maximum points.
- **Bedroom 3**
11'2" x 7'10" (3.40m x 2.39m)
at maximum points.
- **Bathroom**
7'11" x 5'10" (2.41m x 1.78m)
at maximum points.

OUTSIDE

- **Garden**

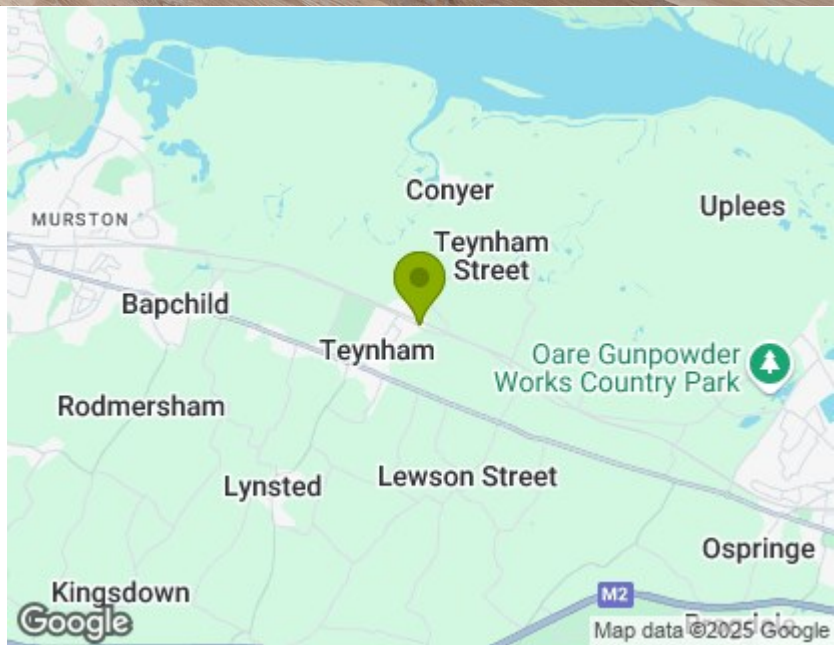
Holding Deposit
£340 (or equivalent to 1 weeks rent)

Tenancy Deposit
£1,701 (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/Tenancy

Client Money Protection
Provided by ARLA

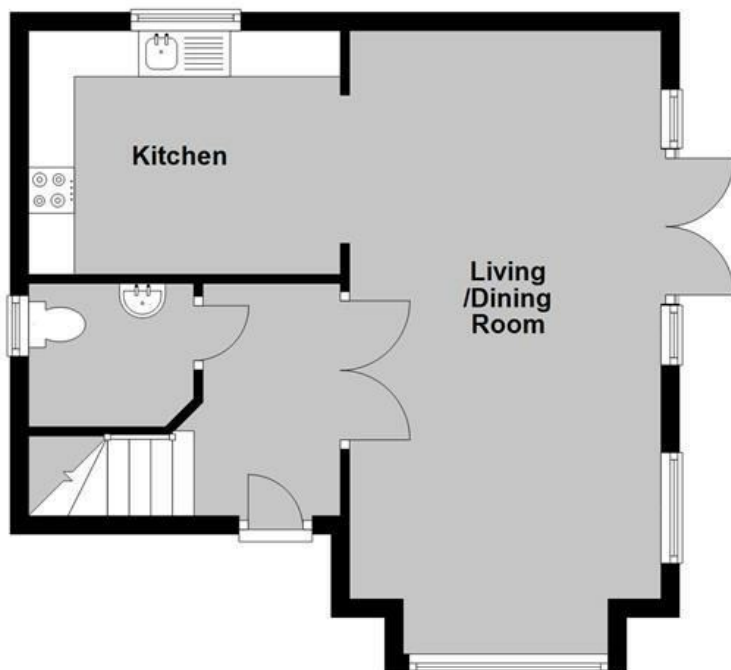
Independent Redress Scheme
Christopher Hodgson Estate Agents are members of The Property Ombudsman





Ground Floor

Approx. 41.0 sq. metres (441.3 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.2 sq. feet)



Total area: approx. 82.0 sq. metres (882.6 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2023/2024 is £2,120.18

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.

