

CHRISTOPHER HODGSON



Teynham, Sittingbourne
To Let £1,475 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Teynham, Sittingbourne

3 Signalmans Row, Lower Road, Teynham, Sittingbourne, Kent, ME9 9BW

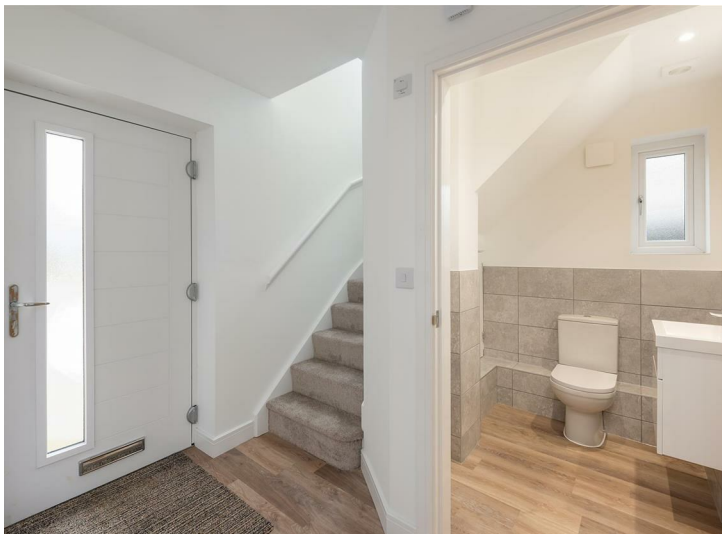
Signalmans Row is a collection of newly completed detached homes in a semi-rural setting, conveniently positioned on the outskirts of Teynham. The village is set amidst beautiful countryside approximately 3.5 miles East of Sittingbourne, and is served by a range of shops and amenities. Teynham mainline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

Plot 3 benefits from accommodation totalling approximately 882 sq ft (80 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 two 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 (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall 11'1" x 8'3" (3.40m x 2.54m)
- Living/ Dining Room 22'4" x 11'2" (6.81m x 3.40m)
- Kitchen 11'1" x 8'8" (3.40m x 2.66m)
- Cloakroom 5'10" x 5'1" (1.80m x 1.57m)

FIRST FLOOR

- Bedroom 1 11'1" x 10'9" (3.40m x 3.28m)

- En-Suite Shower Room 7'10" x 3'1" (2.41m x 0.94m)
- Bedroom 2 13'1" x 7'10" (4.00m x 2.39m)
- Bedroom 3 11'1" x 7'10" (3.40m x 2.39m)
- Bathroom 7'10" x 5'10" (2.41m x 1.78m)

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/Tenants

CLIENT MONEY PROTECTION

Provided by ARLA

INDEPENDENT REDRESS SCHEME

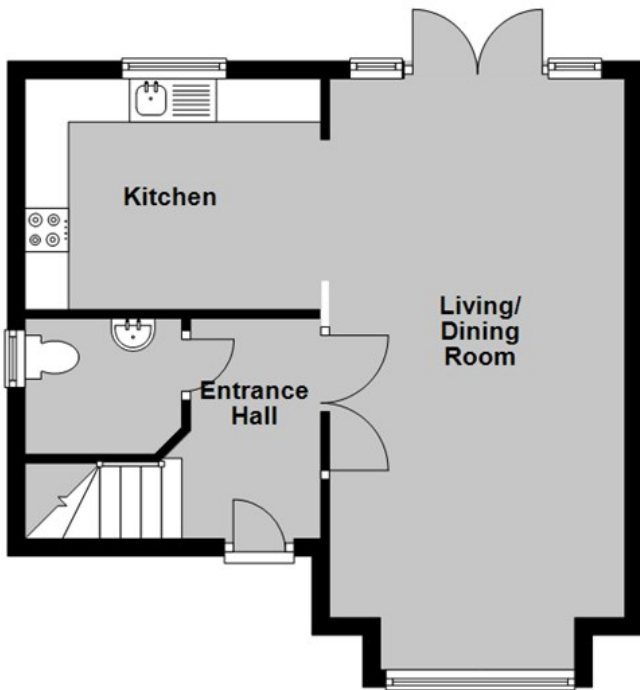
Christopher Hodgson Estate Agents are members of The Property Ombudsman





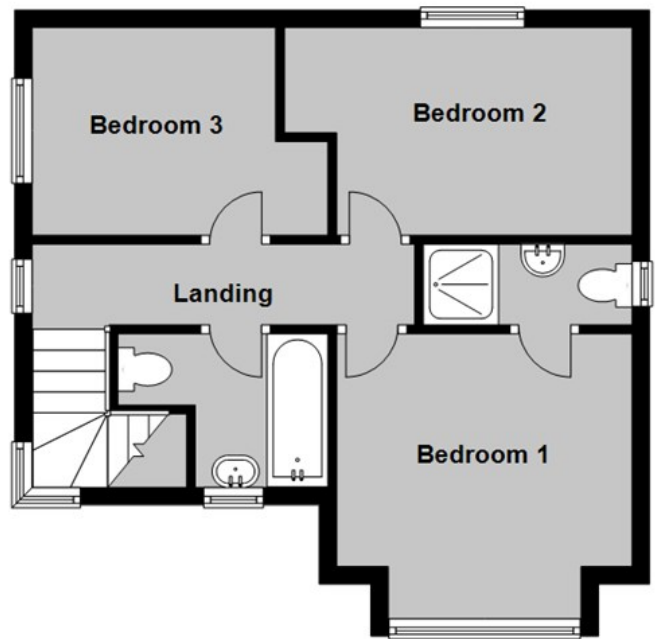
Ground Floor

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

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Energy Efficiency Rating		
Energy Efficiency Rating	Current	Potential
Very Energy Efficient (A+)	85	95
Energy Efficient (A)	83	
Decent (B)		
Below Average (C)		
Poor (D)		
Very Poor (E)		
Extremely Poor (F)		
Extremely Poor (G)		

England & Wales

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