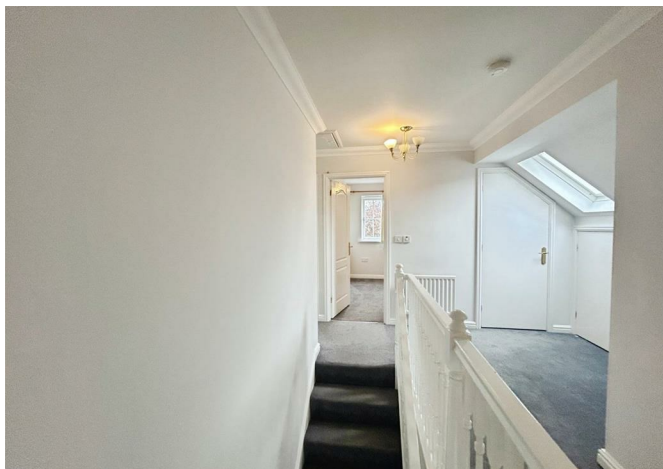




**8 Pochard Crescent, Herne Bay, CT6 5SZ**  
**£2,100 Per month**





## 8 Pochard Crescent, Herne Bay, CT6 5SZ

### £2,100 Per month

First Month's Rent ONLY £1,050! Commit by 15th December and get 50% OFF the £2,100 monthly rent!

Located on the sought-after Stillwater Park development in the picturesque Pochard Crescent, this spacious four-bedroom detached home offers comfortable family living in a highly desirable area. On the ground floor, the property features a convenient cloakroom/WC, a well-appointed kitchen/breakfast room, and two generously sized reception rooms. The dining room provides an ideal space for family meals, while the large living room benefits from a gas feature fireplace and double doors that open onto the garden, creating a bright and welcoming atmosphere. Upstairs, the landing leads to four separate bedrooms. The master bedroom includes fitted wardrobes and a private ensuite shower room. Bedroom two also benefits from fitted wardrobes, while the remaining bedrooms are well proportioned and served by a family bathroom complete with a separate shower cubicle. Externally, the property enjoys front gardens and parking for two vehicles at the front. Additional features include gas central heating throughout. The property is available to let subject to successful completion of referencing. Perfect for families seeking a comfortable home in a popular and well-connected location.

Rent £2100 pcm - Deposit £2,423 - Refundable Holding Fee £525  
EPC Rating C - Council Tax Band E



## Description

First Month's Rent ONLY £1,050! Commit by 15th De

Lounge  
16'5" x 14'0"

Reception Room  
9'11" x 8'7"

Kitchen / Diner  
13'9" x 8'11"

Garage  
18'11" x 7'6"

Bedroom One  
14'0" x 9'8"

Bedroom two  
13'10" x 8'7"

Bedroom Three  
9'3" x 7'5"

Bedroom Four  
9'3" x 6'0"

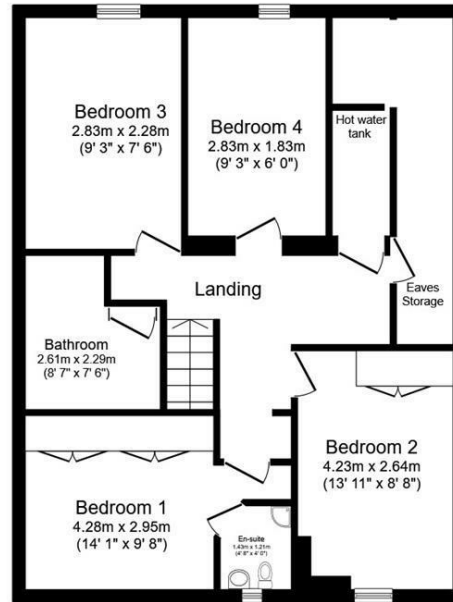
Bathroom  
8'6" x 7'6"

Herne Bay is a seaside town located in Kent, south-eastern England. The town is situated on the coast of the English Channel and is known for its safe bathing beaches, grand promenade, marina, pier, parks, and gardens. A number of popular attractions are located near the town, including Canterbury Cathedral, the White Cliff's of Dover, and the stunning Sissinghurst Castle. Herne Bay is a popular destination for both locals and tourists. The town has a wide range of restaurants, pubs, independent shops, and entertainment venues. The town is also known for activities such as sailing, windsurfing, kite surfing, and kayaking.





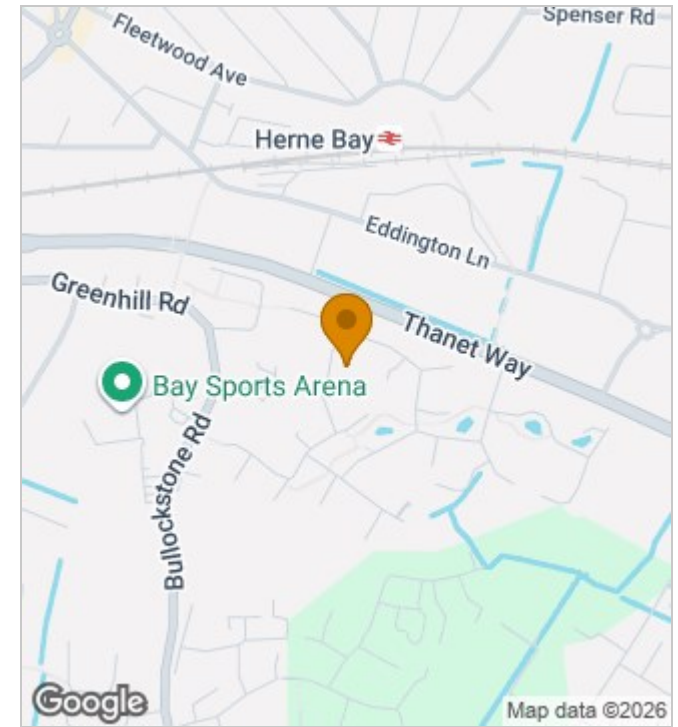
**Ground Floor**  
Floor area 67.1 sq.m. (722 sq.ft.)



**First Floor**  
Floor area 64.9 sq.m. (698 sq.ft.)

Total floor area: 132.0 sq.m. (1,421 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](https://www.propertybox.io)



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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