



35 Manor Road, Dover, CT17 9LQ
£950 Per month



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Situated in a popular residential location on Manor Road in Dover, this well-proportioned two-bedroom home offers generous living space and practical accommodation throughout — ideal for professional tenants, couples or a small family.

The ground floor features two reception rooms, providing flexible living and dining space to suit your lifestyle. To the rear, the galleried kitchen offers a functional layout, with steps leading down to a useful utility room — perfect for additional storage and laundry facilities.

Upstairs, the first floor comprises two double bedrooms, both well-sized and filled with natural light, along with a spacious family bathroom offering comfortable proportions.

Externally, the property benefits from a good-sized rear garden designed with low maintenance in mind — an excellent outdoor space to enjoy without the burden of extensive upkeep.

Description

Council Tax Band B

EPC Ordered as expired

How to apply

Should you wish to apply for this property, complete the application form link below:

<https://www.zesthomes.uk/rental-application/>

Agents Notes

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement prior to a sale or purchase proceeding. 2. All measurements stated on our details and floorplans are approximate and as such, can not be relied upon and do not form part of any contracts. 3. Zest Homes have not tested any services, equipment, or appliances, and it is, therefore, the responsibility of any buyer/tenant to do so. 4. Photographs and marketing material are produced as a guide only, and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details. 5. Zest Homes hold the copyright to all advertising material used to market this property. 6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

Lounge

13'0" x 12'0"

Dining Room

13'0" x 9'10"

Kitchen

9'11" x 7'3"

Utility Room

7'10" x 7'1"

First Floor Landing

Bedroom

13'0" x 10'4"

Bedroom

10'9" x 9'9"

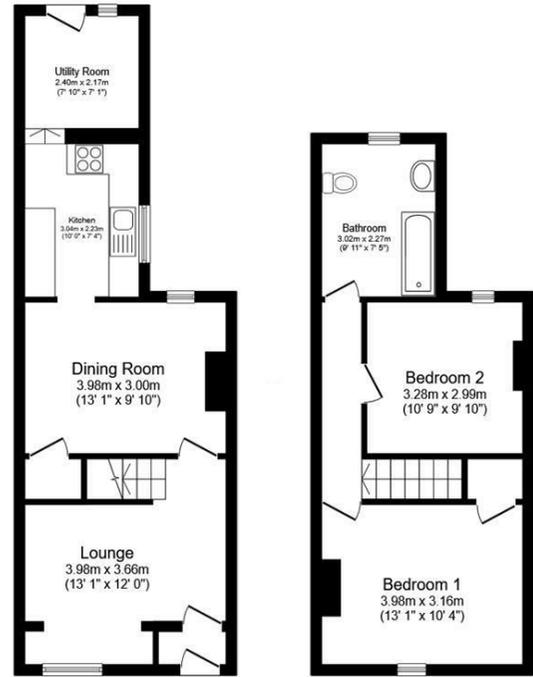
Bathroom

9'10" x 7'5"

Floorplan Clause

Please Note: Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to give a clearer representation of usable space.



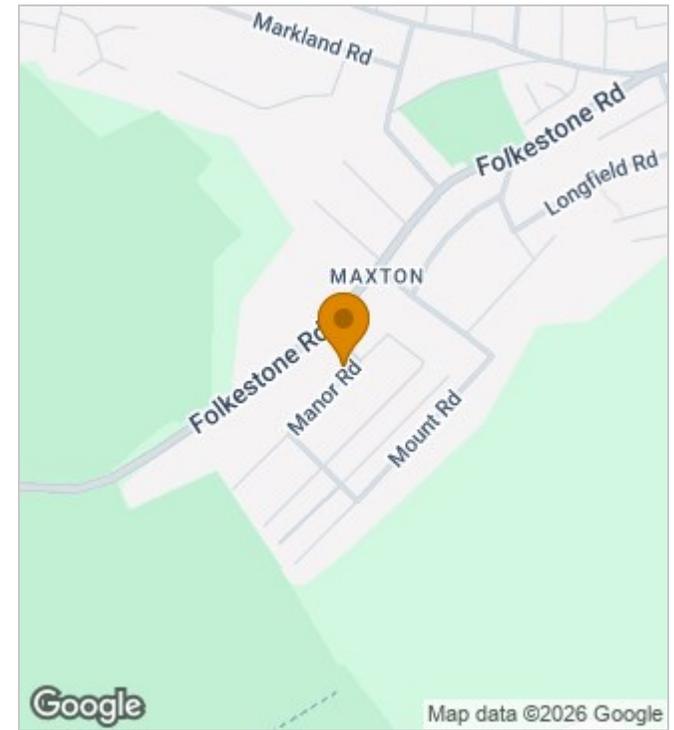


Ground Floor
Floor area 41.4 sq.m. (446 sq.ft.)

First Floor
Floor area 35.7 sq.m. (384 sq.ft.)

Total floor area: 77.1 sq.m. (830 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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www.zesthomes.uk

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