



The Nuttary Grove End Farm, Bredgar Road, Sittingbourne, ME9 8DY

£900 Per Calendar Month

One bedroom fully furnished apartment forming part of a period listed farmhouse. The property is located between the popular villages of Tunstall and Bredgar in a quite secluded position. The apartment retains several original period features including exposed beams, yet has new high heat retention storage heaters and secondary glazing. Other benefits include the use of the garden and private off street parking. Available early October, we regret that children, pets and smokers are not permitted. Minimum household income of £27,000.00 required.

ACCOMMODATION

Entrance Hall

Fitted carpet, exposed wall and ceiling beams, wooden framed window, electric heater, stairs to first floor.

Stairs & Landing

Fitted carpet, exposed wall and ceiling beams, wooden framed window with secondary glazing, electric fuse board.

Kitchen 13'6 x 9'6 (4.11m x 2.90m)

Fitted carpet, ceiling beams, wooden framed window with secondary glazing, range of matching wall and base units with wooden effect work surface and stainless steel sink with single drainer. Recess with electric freestanding oven and four ring hob with extractor canopy above. Recess under work surface with plumbing for washing machine. Recess with undercounter fridge, electric storage heater, dining table and chairs.

Living Room 16'9 x 9'8 (5.11m x 2.95m)

Fitted carpet, 2 x wooden framed windows with secondary glazing, electric storage heater, ceiling beams, large walk-in storage cupboard, 3-piece suite, dresser, corner cabinet, bookcase with integral writing desk.

Bedroom 15'0 x 14'2 (4.57m x 4.32m)

Fitted carpet, ceiling beams, 2 x wooden framed windows with secondary glazing, storage cupboard, electric storage heater, loft access. double bed, 2 x chest of drawers, door to:

Bathroom

Fitted carpet, matching white suite comprising of low level WC, pedestal wash hand basin and bath with shower mixer tap and tiled surround. Cupboard containing hot water tank and shelving, electric fan heater, wooden framed window with secondary glazing.

OUTSIDE

Property is reached via a shared driveway with two neighbouring properties, leading to private shingled drive with parking for up to 2 vehicles. The garden to the front of the property mainly laid to lawn with established cobnut trees, this is maintained by the landlord and may be used by the tenant.

GENERAL INFORMATION

Rent £900.00 per calendar month

Deposit £1038.46

Holding Deposit £207.69

Energy Performance Certificate Band E 53

Tenancy An Assured Shorthold Tenancy of twelve months duration

Viewings Strictly by prior appointment with the agent

Authority Swale Borough Council - Band A

Conditions Regret no children, smokers or pets permitted. Property is let fully furnished only

Minimum Household Income Required £27,000.00

Photographs and Virtual Tour created July 2021

Verified Material Information

Tenure: Freehold

Property type: Flat

Property construction: Timber framed construction

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None is installed.

Heating features: None

Broadband: ADSL copper wire

Mobile coverage: O2 - Good, Vodafone - Good, Three - OK, EE - Great

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: Grade 2 Listed

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

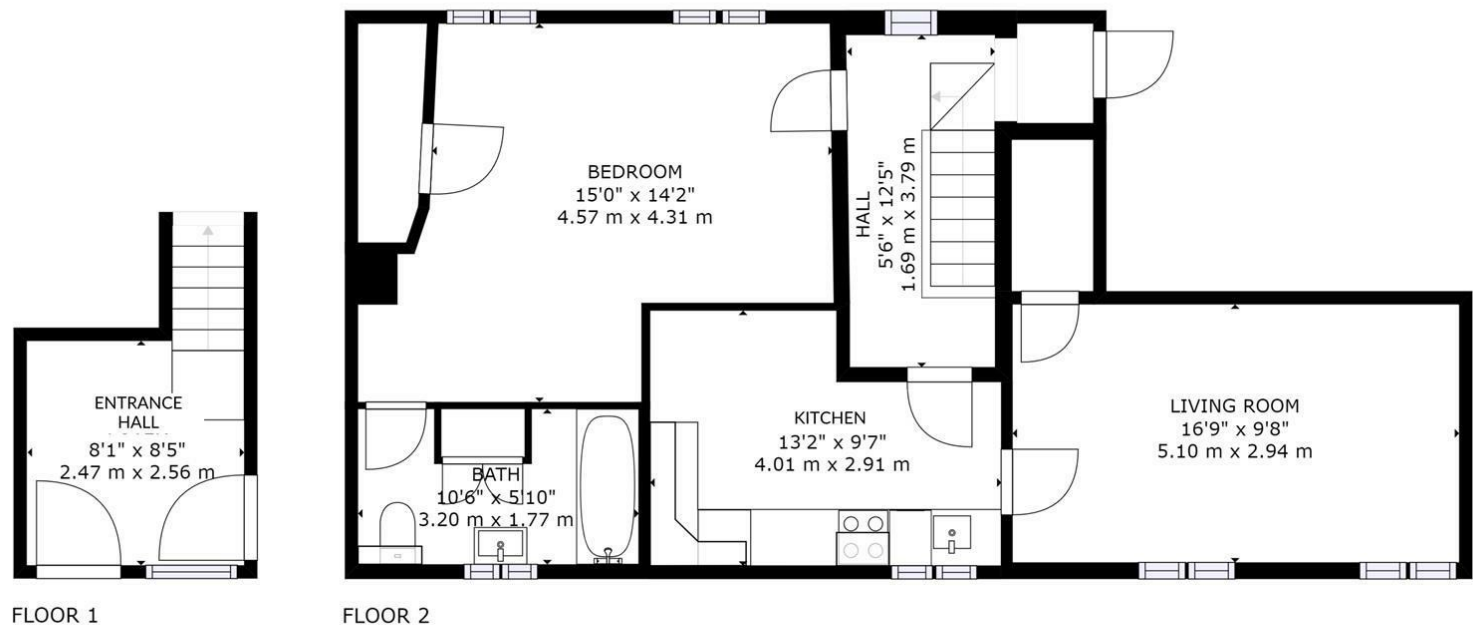
Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

[View Property](#)

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 80 sq. ft, 7 m2, FLOOR 2: 686 sq. ft, 64 m2
TOTAL: 766 sq. ft, 71 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

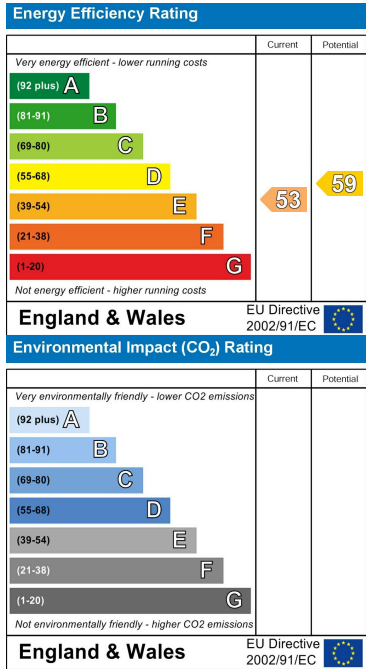


Area Map



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Energy Efficiency Graph



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