



1 The Homestead The Street, Sittingbourne, ME9 8JN **£1,295 Per Calendar Month**

This beautifully converted two bedroom semi-detached house offers a delightful blend of modern living and period charm.

Upon entering, you are greeted by a bright, spacious reception room that exudes warmth and character, perfect for relaxing or entertaining guests. The modern kitchen is equipped with contemporary fittings, and the bathroom has also been thoughtfully updated to a high standard.

One of the standout features of this property is the private garden, which offers a tranquil outdoor retreat. Additionally, the convenience of off-street parking for one vehicle adds to the appeal.

Situated in a popular village, this home benefits from a friendly community atmosphere while still being within easy reach of local amenities and A2/A249/M2.

Available late August, we regret that smokers are not permitted. Maximum 1 child as second bedroom is small. Applicants will require minimum household income of £38,850.00.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Through half glazed wooden front door, light wood laminate flooring, stairs to first floor with fitted understairs cupboard, verticle sliding double glazed sash window, door to kitchen and open into:

Living Room 18'8" x 9'10" (5.70 x 3.02)

Light wood effect laminate flooring, 2 x radiators, dual aspect vertical sliding double glazed sash windows, door to rear courtyard, fitted cupboard.

Kitchen 6'7" x 10'4" (2.01 x 3.17)

Light wood effect laminate flooring, matching range of modern wall and base units with pale stone doors and drawers, white marble worksurface with upstand and cream tiled splashback. Ceramic sink, stainless steel oven with induction hob and concealed extractor hood. Space for fridge / freezer, space for washing machine. 2 x verticle sliding double galzed sash windows. Radiator

FIRST FLOOR

Stairs & Landing

Fitted carpet, 2 x vertical sliding double glazed sash windows, fitted cupboard containing gas combination boiler, radiator.

Bathroom 6'11" x 6'0" (2.12 x 1.83)

Light wood effect laminate flooring, matching white bathroom suite comprising of bath with chrome thermostatic shower above and shower screen, WC, pedestal washhand basin with mirrored medicine cabinet above, chrome heated towel rail. Vertical sliding double glazed sash window, extractor fan.

Bedroom One 9'6" x 9'10" (2.92 x 3.02)

Fitted carpet, dual aspect vertical sliding double glazed windows, radiator.

Bedroom Two 6'7" x 10'4" (2.01 x 3.17)

Fitted carpet, 2 x vertical sliding double glazed windows, radiator.

OUTSIDE

Property is reached by a shared driveway serving Home Farm development, consiting of 6 properties. Communal parking area with one parking space in front of The Stables. Additional on-street parking is available on The Street.

Shared gravel path leads to private enclosed garden which is mainly laid to lawn with paved footpath and patio area. Footpath to the side of the property leads to a rear courtyard area.

GENERAL INFORMATION

Rent £1295.00 per calendar month

Deposit £1,494.23

Holding Deposit £298.85

Tenancy An Assured Periodic Tenancy

Viewings Strictly by prior appointment with the agent

Conditions No smokers. Suitable for one child.

Minimum Household Income Required £38,850.00 per annum

Verified Material Information

Council tax band: B

Energy Performance Certificate - Band B 78

Property type: Semi-Detached House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating via Gas condensing boiler

Heating features: Double glazed windows

Broadband: TBC

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Driveway - 1 car parking space

Building safety issues: No

Restrictions - None

Restrictions - Conservation Area: Yes

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

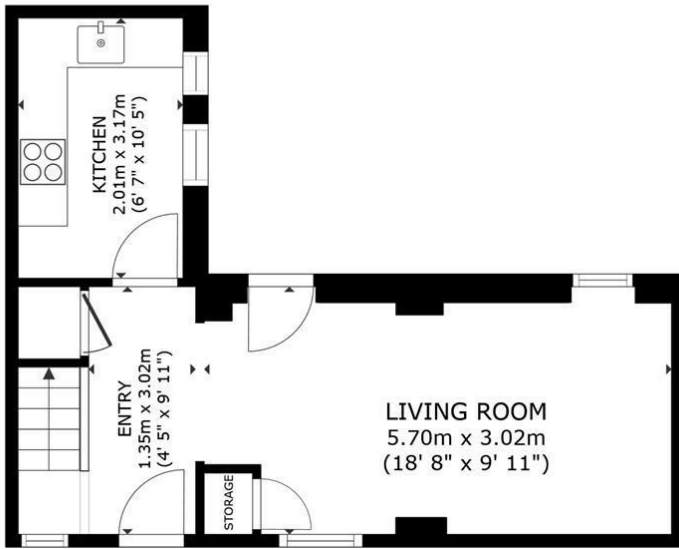
Coal mining area: No

Non-coal mining area: Yes

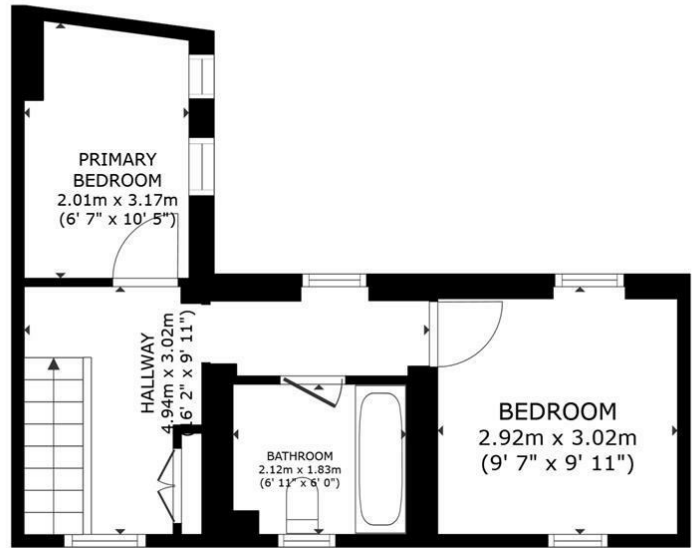
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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

Floor Plan



FLOOR 1

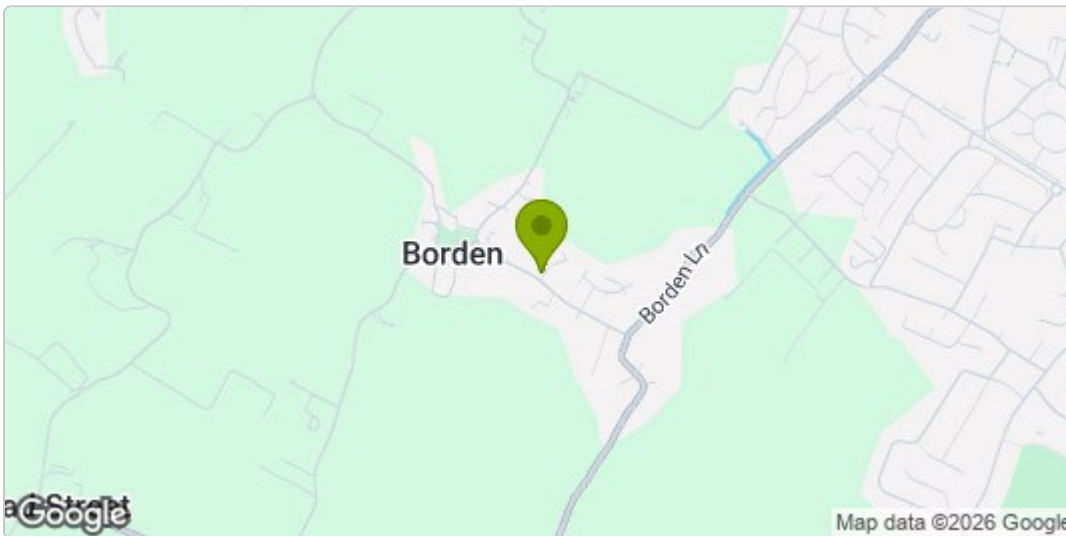


FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 30.6 m² (329 sq.ft.) FLOOR 2 30.2 m² (326 sq.ft.)
 TOTAL : 60.8 m² (655 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Residential, Commercial
and Rural Property Specialists

T: 01795 470556
F: 01795 470769

E: info@georgewebbfinn.com
W: www.georgewebbfinn.com

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