



129 Walsby Drive, Sittingbourne, ME10 2TU

£1,200 Per Calendar Month

This delightful two bedroom terraced house offers a perfect blend of comfort and convenience.

As you enter the home, you are greeted by a welcoming reception room that provides a warm and inviting space for relaxation and entertaining. The room is well-proportioned, allowing for various furniture arrangements to suit your personal style.

The property boasts two bedrooms, these rooms are filled with natural light, creating a bright and airy atmosphere. The layout is practical, making it easy to personalise each space to your liking.

The bathroom is well-appointed and designed for both functionality and comfort, ensuring that your daily routines are met with ease.

One of the notable features of this property is the well maintained rear garden with gate providing access to the parking space available for one vehicle.

This property will be available late October / early November. One small / medium sized pet will be considered, sorry no smokers, maximum occupancy 3. Applicants will require minimum annual household income of £36,000.

ACCOMMODATION

Ground Floor

Entrance Hall

Laminate flooring, electric storage heater, stair leading to First Floor.

Living Room 14'4 x 9'11 (4.37m x 3.02m)

Laminate flooring, electric storage heater, double glazed bay window, understairs storage cupboard, Sky lead, TV aerial point, BT phone point

Kitchen 12'11 x 5'9 (3.94m x 1.75m)

Tiled floor, range of fitted wall and base units with roll top worksurface, space for washing machine, space for fridge/freezer, double electric oven with electric hob, double glazed door to rear garden, double glazed window.

First Floor

Stairs & Landing

Fitted carpet, loft hatch, airing cupboard containing hot water tank and shelf

Bedroom One 12'11 x 9'9 (3.94m x 2.97m)

Fitted carpet, electric convector heater, double glazed window, BT phone point, Telewest broadband internet, TV aerial, Sky TV point

Bedroom Two 10'8 x 6'4 (3.25m x 1.93m)

Laminate flooring, electric convector heater, double glazed window

Bathroom

Modern fitted white bathroom suite comprising of bath with electric shower above, WC and wash hand basin. Fully tiled walls. Dimplex fan heater. tile effect vinyl flooring.

OUTSIDE

Small garden to rear with lawn area and small patio. Side gate. Outside tap. Wooden shed

Allocated off street parking for one car. Path leading to front door.

GENERAL INFORMATION

Rent £1200.00 per calendar month

Holding Deposit £226.92

Deposit £1384.61

Local Authority Swale Borough Council - Band B

Energy Performance Certificate - D-61

Tenancy An assured periodic tenancy

Restrictions No Smokers, one small / medium sized pet

considered (subject to approval)

Minimum Household Income of £36,000 required

Verified Material Information

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room: Electric storage heaters and electric convector heaters

Heating features: Double glazing and Night storage

Broadband: FTTP (Fibre to the Premises)

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

Parking: Allocated, Off Street, and Driveway - 1 space

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

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

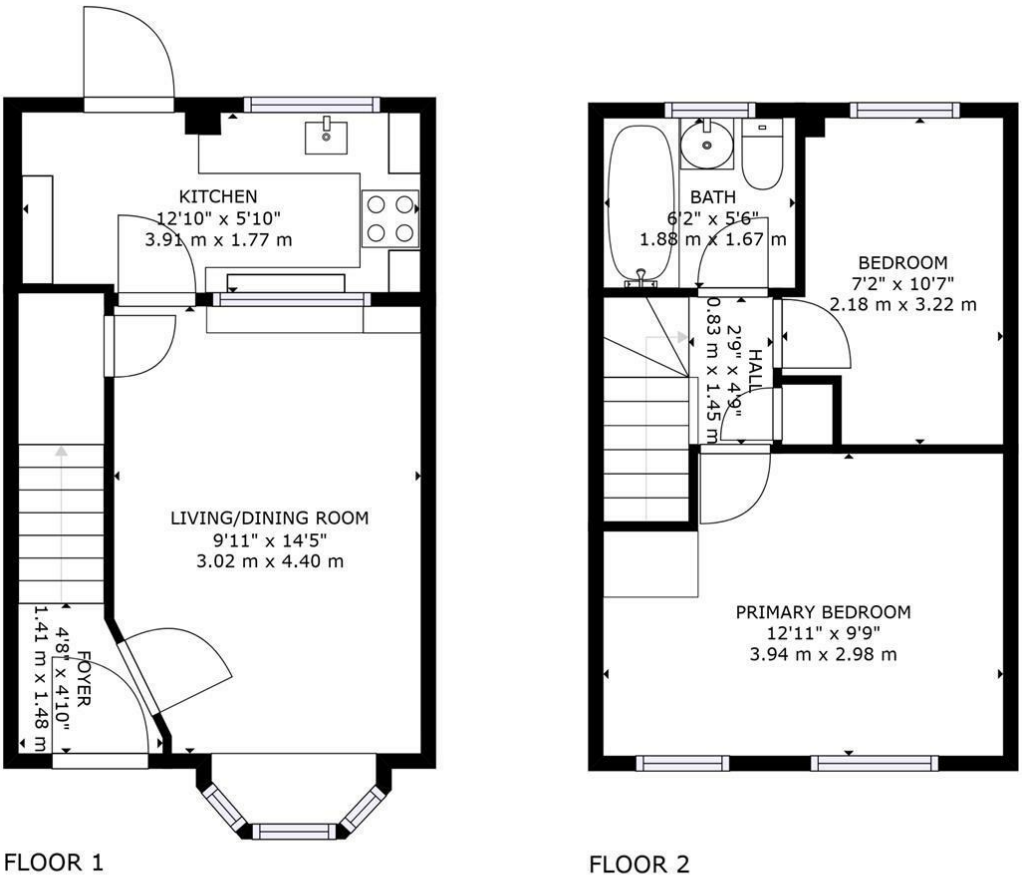
Coal mining area: No

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.

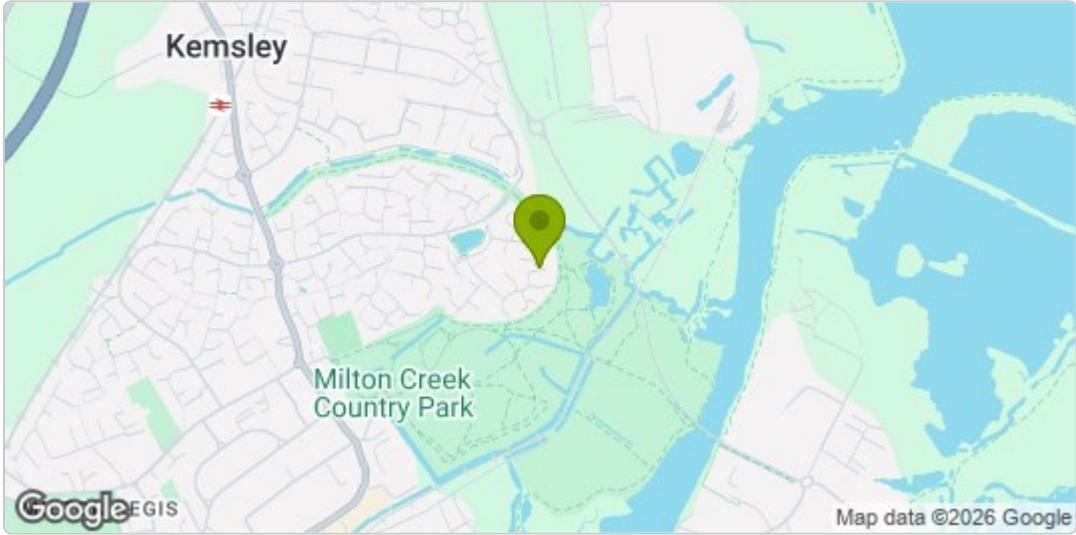
Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 279 sq. ft, 26 m2, FLOOR 2: 266 sq. ft, 25 m2
TOTAL: 546 sq. ft, 51 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

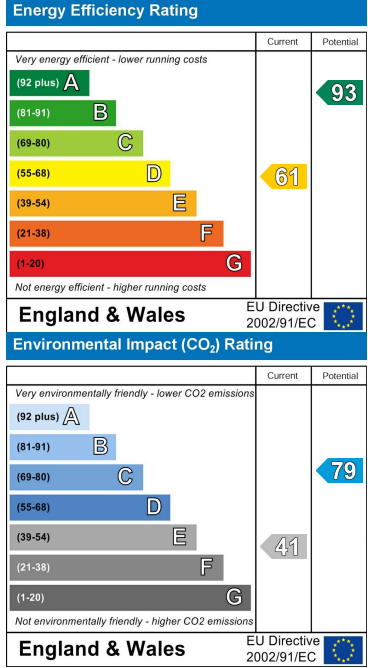


Area Map



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Energy Efficiency Graph



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