



George Webb Finn, 43 Park Road, Sittingbourne, Kent, ME10 1DY



The Vicarage Sea Street, St. Margarets-At-Cliffe, CT15 6AR

£1,800 Per Calendar Month

Situated in the charming village of St. Margarets-At-Cliffe, this delightful detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,518 square feet, the property boasts four spacious bedrooms, making it an ideal family home.

The property features three reception rooms and lovely mature gardens with ample parking to the front for up to two vehicles and a garage offers further convenience for storage or as a workshop area.

St. Margarets-At-Cliffe is a desirable village known for its friendly community and picturesque surroundings. With its close proximity to the coast, residents can enjoy the beauty of the seaside while still benefiting from the tranquillity of village life.

This property is available for a short-term let of six months, making it an excellent opportunity for those looking to experience the charm of this lovely area without a long-term commitment.

Applicants will require minimum household income of £54,000.00

ACCOMMODATION

Entrance Hall

Double glazed front door, entrance matting flooring, radiator, doors to:

Study 15'8" x 15'6" (4.78 x 4.74)

Fitted carpet, vaulted ceiling with exposed beams and velux window, 2 x double glazed windows, 2 x radiators, shelving.

Hallway

Fitted carpet, radiator, stairs to first floor with understairs storage cupboard.

Cloak Room

Vinyl flooring, WC, wash hand basin.

Kitchen 8'9" x 12'5" (2.68 x 3.79)

Tiled floor, range of matching wall and base units with light oak doors and light worksurfaces with white tiled splashback. Stainless steel sink and drainer, with plumbing beneath for dishwasher. integrated stainless steel gas hob with white extractor hood above, integrated double electric oven, space for fridge / freezer. Double glazed window, serving hatch to dining room.

Rear Lobby

Tiled floor, shelving, doors to:

Utility Room 6'8" x 7'8" (2.04 x 2.35)

Tiled floor, range of matching wall and base units with pale green doord and granite effect worksurfaces with white tiled splashback. Stainless steel sink and drainer, recess with plumbing for washing machine, radiator, shelving. Double glazed door to rear garden with double glazed window to side.

Dining Room 9'1" x 12'5" (2.78 x 3.79)

Fitted carpet, double glazed window, radiator, serving hatch to kitchen.

Living Room 12'6" x 19'8" (3.82 x 6.00)

Fitted carpet, ornamental fireplace with stone surround. Double glazed window to front, double glazed patio door to rear. 2 x radiators.

Stairs & Landing

Fitted carpet, double glazed window, airing cupboard containnig hot water cylinder.

Bedroom One 8'9" x 6'11" (2.67 x 2.12)

Fitted carpet, double glazed window, radiator, fitted single wardrobe.

Bedroom Two 12'4" x 12'5" (3.78 x 3.79)

Fitted carpet, double glazed window, radiator. fitted double wardrobe.

Bedroom Three 9'7" x 12'0" (2.93 x 3.66)

Fitted carpet, double glazed window, radiator, fitted double wardrobe.

Bedroom Four 8'3" x 9'2" (2.52 x 2.80)

Fitted carpet, double glazed window, radiator.

Bathroom

Vinyl flooring, matching white bathroom suite comprising of bath with shower mixed tap and tiled surround, pedestal wash hand basin with tiled splashback, shower cubicle with electric shower and shower curtain. Double glazed window, radiator, extractor fan.

Cloak Room

Vinyl flooring, whilte WC, double glazed window.

OUTSIDE

To Front - shared tarmac driveway leads to single attached garage and private parking for 2 vehicles. Garden laid to lawn.

To Rear - fair sized garden mainly laid to lawn with large paved patios and mature shrubs and trees to borders.

GENERAL INFORMATION

Rent £1,800.00 per calendar month

Pet Rent Top-Up £30.00 per pet per calendar month

Holding Deposit £415.38

Deposit £2,076.92

Tenancy An Assured Shorthold Tenancy of 6 month duration. The landlord may require possession at the end of the tenancy for their own use.

Restrictions No smokers. Family pet considered (additional pet top up rent applies £30.00 per calendar month). No more than 3 sharers permitted.

Viewings Strictly by prior appointment with the agent

Authority Dover District Council - Band F

Council tax annual charge: £

EPC C - 69

Minimum Household Annual Income Required £54,000.00

Verified Material Information

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: Garage and Driveway

Building safety issues: No

Restrictions - Listed Building: No

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

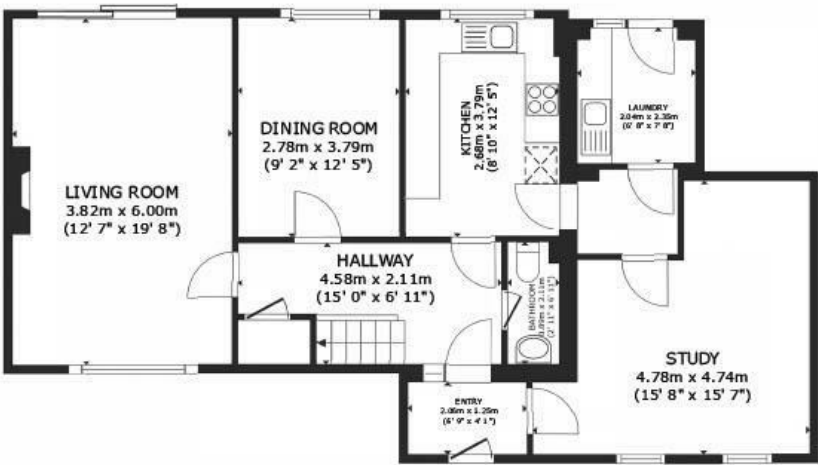
Coal mining area: Yes

Non-coal mining area: No

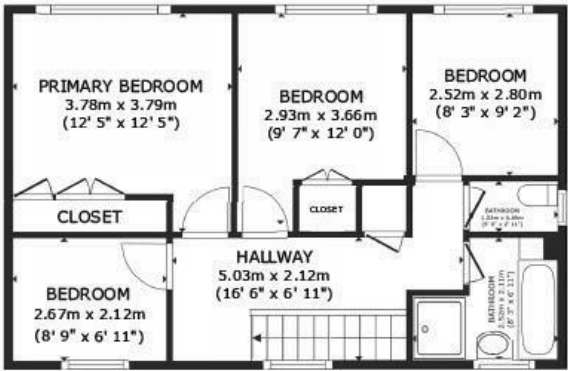
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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

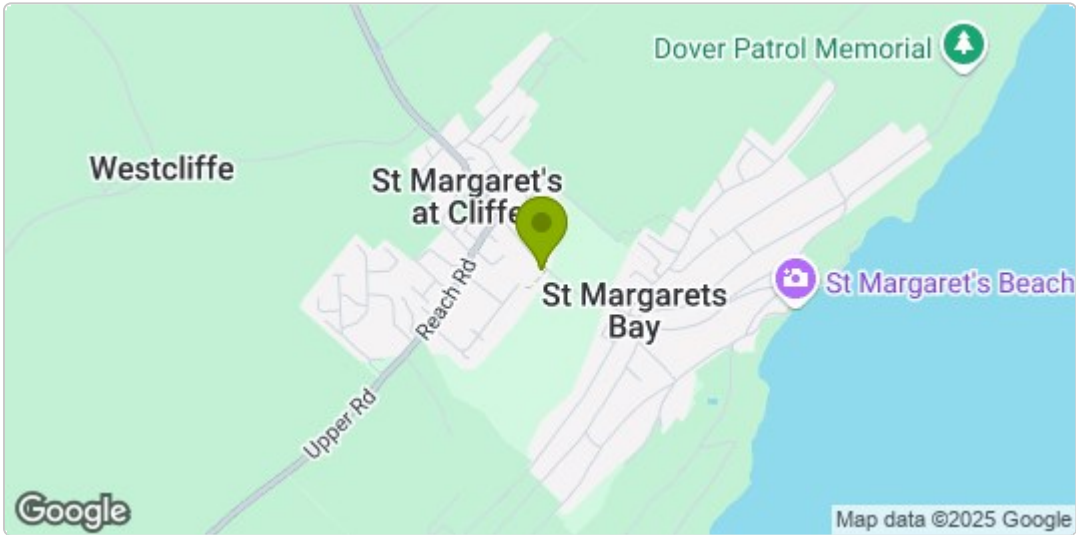


FLOOR 2



GROSS INTERNAL AREA
FLOOR 1 87.6 m² (943 sq.ft.) FLOOR 2 56.6 m² (610 sq.ft.)
TOTAL : 144.3 m² (1,553 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

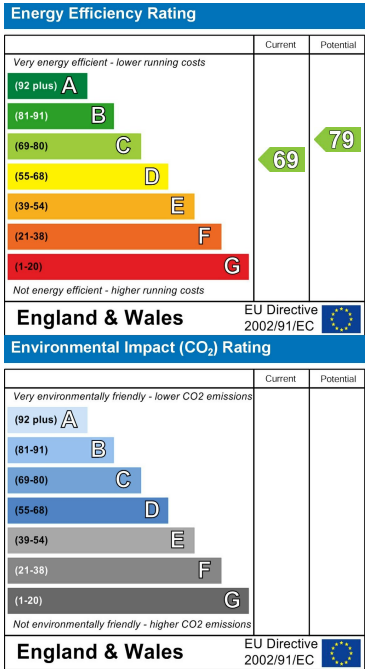
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Graph



Residential, Commercial
and Rural Property Specialists

T: 01795 470556
F: 01795 470769

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

George Webb Finn is a trading name of George Webb Finn LLP, a limited liability partnership registered in England & Wales. Registration No: OC343609. A list of members of George Webb Finn LLP is open to inspection at the Registered Office: 364 High Street, Harlington, Hayes, Middlesex, UB3 5LF

