



Egmore Hatch Otterden Road, Faversham, ME13 0BW
£1,250 Per Calendar Month

This delightful semi-detached period cottage near Eastling offers a perfect blend of rural tranquillity and modern comfort. Newly decorated throughout, the property boasts a fresh and inviting atmosphere, making it an ideal home for those seeking a peaceful retreat.

The cottage features a cosy reception room, complete with a wood-burning stove that adds warmth and character, perfect for those chilly evenings. With two well-proportioned bedrooms, this home provides ample space for relaxation and rest.

One of the standout features of this property is the good-sized garden, which offers a wonderful outdoor space for gardening enthusiasts or for simply enjoying the fresh air. The driveway provides parking for two / three vehicles, adding to the convenience of this lovely home.

This property is suitable for a couple with one child, we regret that dogs are not permitted, one cat will be considered. Regret no smokers. Applicants will require minimum household income of £37500.

ACCOMMODATION

Living Room 12'10" x 17'7" (3.93 x 5.38)

Through wooden entrance door, fitted carpet, brick fireplace with wooden mantle and wood burning stove, double glazed window and single glazed window, 2 x radiators, stairs to first floor, recessed lights, electric fuseboard, CO alarm, smoke detector.

Kitchen 12'10" x 10'4" (3.93 x 3.16)

Wood effect vinyl flooring, range of matching fitted units with wood effect doors and drawers, black marble effect worksurfaces and tiled splashback. Stainless steel electric oven, stainless steel gas hob with extractor canopy above. Stainless steel sink and drainer, recess beneath worksurace with plumbing for washing machine and dish washer, space for fridge / freezer. Cupboard containing gas combination boiler. Double glazed window, 1/2 glazed rear door. Radiator, Smoke detector and CO alarm. NB: low ceiling height 6ft approx.

Stairs & Landing

Fitted carpet, 2 x double glazed windows, radiator, exposed beams.

Bedroom One 11'3" x 10'4" (3.44 x 3.16)

Fitted carpet, fitted tripple wardrobe with hanging rails and drawers. Double glazed window, radiator.

Bedroom Two 9'11" x 8'2" (3.04 x 2.49)

Fitted carpet, wooden framed window, radiator.

Bathroom

Vinyl flooring, matching bathroom suite comprising of bath with thermostatic mixer tap & shower screen, pedestal wash hand basin with tiled splashback, WC. Radiator.

OUTSIDE

Front - Shared shngled driveway leads to private driveway with parking for 2 / 3 cars.

Rear - Good sized rear garden with shingled patio area and large lawn with mature hedge surround. Good sized storage shed.

GENERAL INFORMATION

Rent £1,250.00 per calendar month

Deposit £1,442.31

Holding Deposit £288.46

Tenancy An Assured Shorthold Tenancy of twelve months duration

Restrictions Regret no dogs or smokers are not permitted. Property suitable for one child. One cat may be considered subject to Pet Rent of £30.00 per calendar month

Viewings Strictly by prior appointment with the agent

Authority Swale Borough Council - Band C

EPC D - 65

Minimum Household Annual Income Required £37,500.00

Verified Material Information

Tenure: Freehold

Property type: House

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: Cesspit

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: ADSL copper wire

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

Parking: 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: No

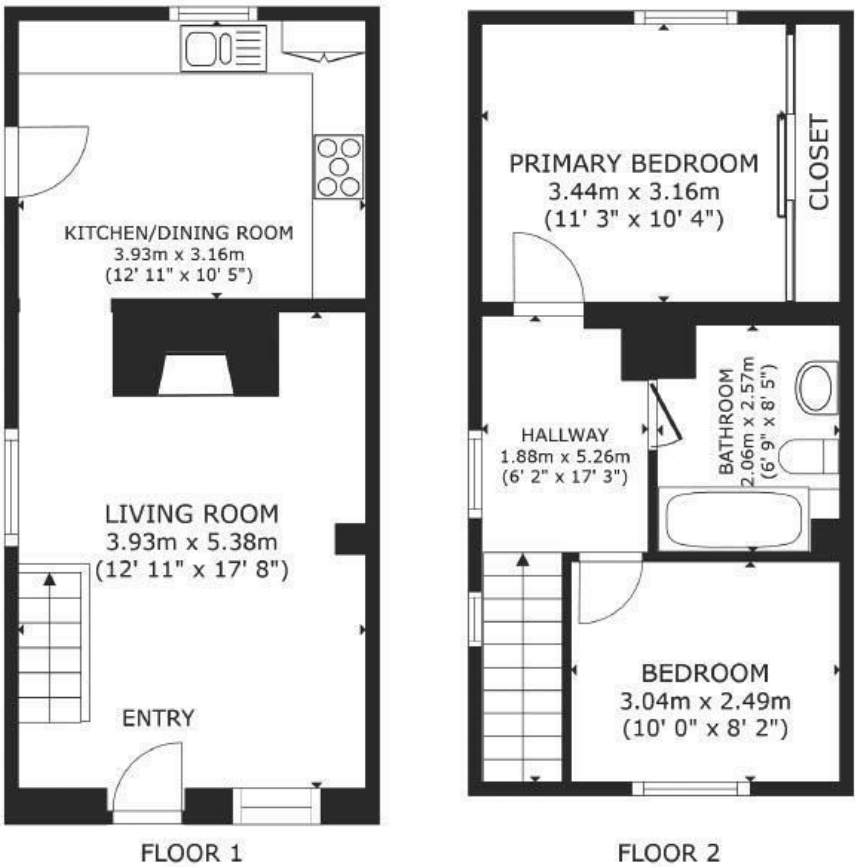
Non-coal mining area: Yes

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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.

[View Property](#)

Floor Plan



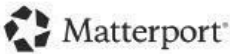
GROSS INTERNAL AREA
FLOOR 1 34.3 m² (370 sq.ft.) FLOOR 2 34.7 m² (373 sq.ft.)
TOTAL : 69.0 m² (743 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



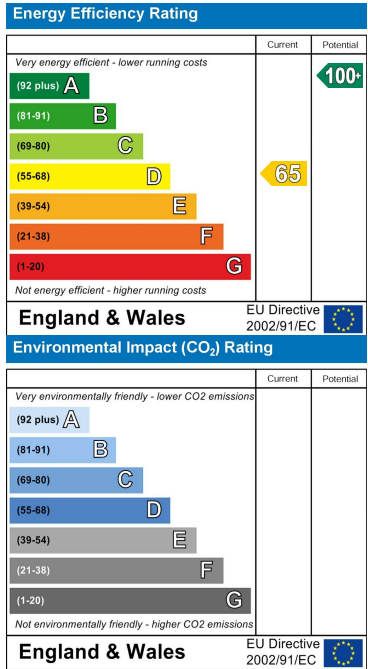
Area Map



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Energy Efficiency Graph



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