



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



1 The Homestead The Street, Borden, ME9 8JN

£1,250 Per Month

George Webb Finn are delighted to offer this two bedroom semi-detached period house located in the popular village of Borden near Sittingbourne. This property has undergone a major refurbishment and has been finished to the highest of standards with many original features on display yet it benefits from modern comforts such as gas central heating, newly fitted kitchen and a good sized garden. We regret that smokers and pets are not permitted. Applicants will require minimum household income of £37,500 for rent affordability checks.

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

Restrictions - None

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

Restrictions - Conservation Area: Yes

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

Restrictions - Tree Preservation Orders: None

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

Public right of way: No

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

Long-term flood risk: No

General Information

Coastal erosion risk: No

Rent £1250.00 per calendar month

Planning permission issues: No

Deposit £1,562.50

Accessibility and adaptations: None

Holding Deposit £312.50

Coal mining area: No

Tenancy An Assured Shorthold Tenancy of twelve months duration

Non-coal mining area: Yes

Viewings Strictly by prior appointment with the agent

Energy Performance rating: TBC

Conditions No smokers or pets permitted.

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Minimum Household Income Required £54,000 per annum

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.

Verified Material Information

Council tax band: TBC

Council tax annual charge: TBC

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

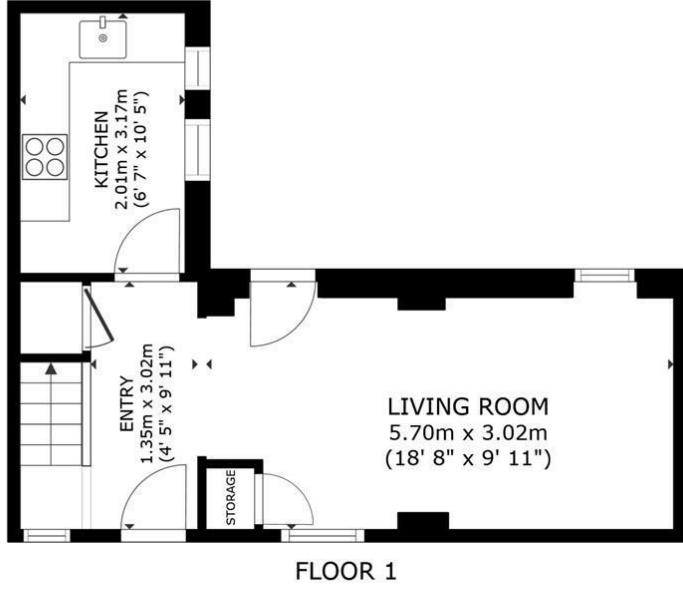
Broadband: TBC

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

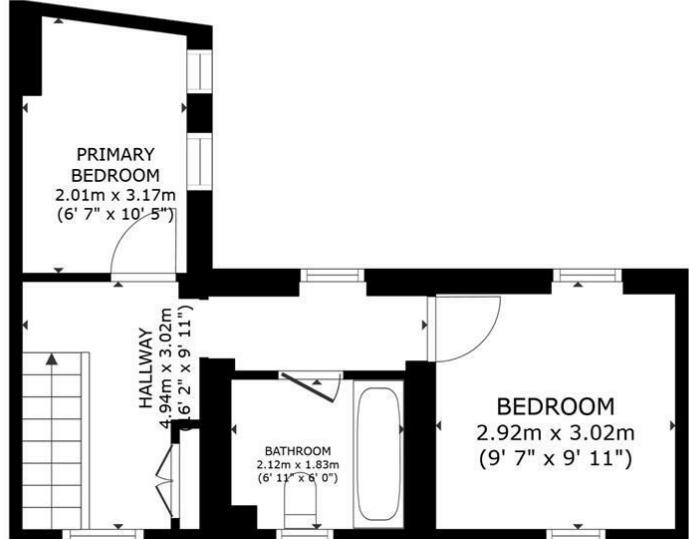
Parking: Driveway - 1 car parking space

Building safety issues: No

Floor Plan



FLOOR 1



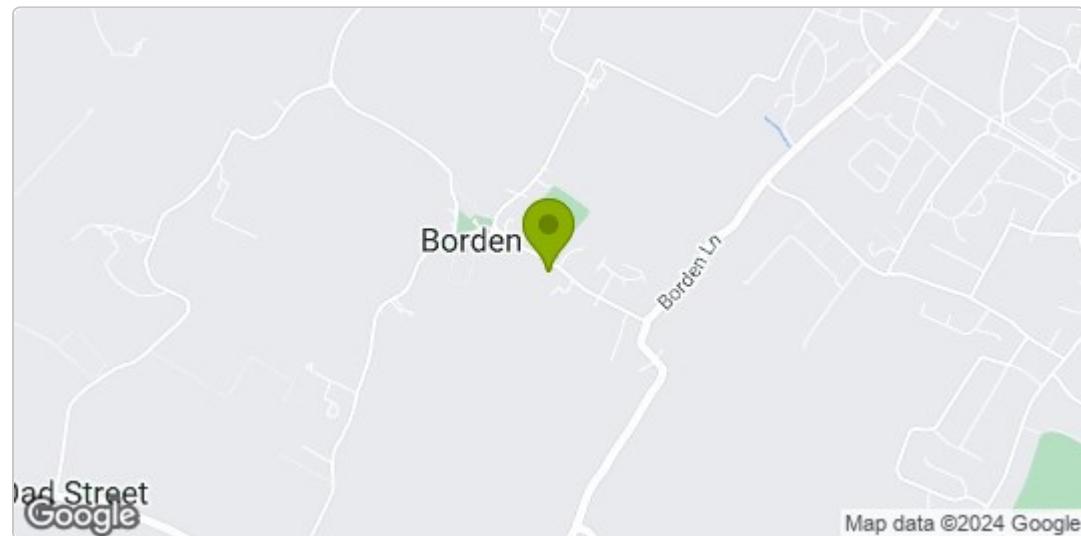
FLOOR 2



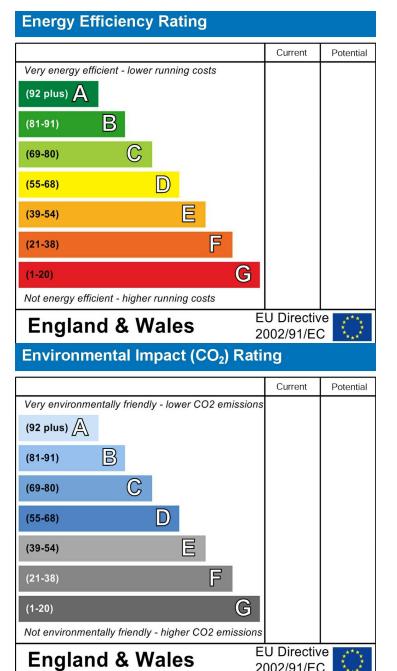
GROSS INTERNAL AREA
FLOOR 1 30.6 m² (329 sq.ft.) FLOOR 2 30.2 m² (326 sq.ft.)
TOTAL : 60.8 m² (655 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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



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