



## St. Marys Vicarage Taswell Street, Dover, CT16 1SE

**£1,495 Per Calendar Month**

Situated within walking distance Dover town centre, this delightful detached house offers a perfect blend of space and comfort, ideal for families or professionals seeking a short-term rental. Spanning an impressive 1,884 square feet, the property boasts three well-appointed reception rooms, providing ample space for relaxation and entertainment.

The house features four generously sized bedrooms, ensuring that everyone has their own private sanctuary. With two modern bathrooms, morning routines will be a breeze, catering to the needs of a busy household. The property has been recently decorated, presenting a fresh and inviting atmosphere that is ready for you to make it your own.

Outside, you will find a private enclosed garden, perfect for enjoying the outdoors in peace. The property also includes a garage and a driveway that accommodates one vehicle.

This property is available for a short-term let of twelve months only, making it an excellent choice for those in need of temporary accommodation. With its prime location in Dover, you will have easy access to local amenities, schools, and transport links, ensuring a comfortable and convenient lifestyle. Don't miss the opportunity to make this lovely house your home for the next six months.

Applicants will require an annual household income of £44,850 for rent affordability checks. Up to two small family pets considered. Sorry no smokers or more than 3 sharers permitted. Available from early April.

## GROUND FLOOR

### Entrance Hall

Entrance matting flooring, double glazed door and dual aspect double glazed windows to sides, radiator, under stairs storage cupboard.

### Study 18'2" x 11'9" (5.55 x 3.59)

Fitted carpet, dual aspect double glazed windows, radiator, fitted shelving.

### Cloakroom

Tile effect vinyl flooring, WC, wall mounted wash hand basin with tiled splashback and mirror above, double glazed window, radiator.

### Hallway

Wood effect laminate flooring, 2 x fitted storage cupboards, radiator, stairs to first floor.

### Kitchen 9'11" x 17'11" (3.04 x 5.47)

Herringbone effect vinyl flooring, range of matching cream Shaker style wall and base units with marble effect worksurfaces and cream tiled splashback. 1 1/2 bowl stainless steel sink and drainer with plumbing beneath for dish washer. Integrated stainless steel electric oven, with gas hob and concealed extractor fan above. Space for fridge / freezer, plumbing for washing machine, built in cupboard containing consumer unit and meters. Double glazed door and dual aspect double glazed windows, radiator.

### Dining Room 13'3" x 12'4" (4.06 x 3.77)

Fitted carpet, double glazed window, radiator.

### Living Room 14'4" x 21'4" (4.37 x 6.52)

Fitted carpet, feature brick fireplace with stove, double glazed patio door to garden, double glazed window, radiator.

## FIRST FLOOR

### Stairs and Landing

Fitted carpet, fitted cupboard containing gas boiler and hot water cylinder, large walk in storage cupboard, double glazed window, radiator.

### Bedroom One 13'11" x 14'1" (4.26 x 4.31)

Fitted carpet, double glazed window, radiator, sliding door to:

### En-Suite Shower Room

Tile effect vinyl flooring, matching white bathroom suite comprising of walk-in shower with electric shower, WC, wall mounted wash hand basin with tiled splashback and mirror above.

### Bedroom Two 9'4" x 14'1" (2.85 x 4.31)

Fitted carpet, double glazed window, radiator, small fitted wardrobe, wash hand basin with splash back tiling and shaver socket above.

### Bedroom Three 14'11" x 14'1" (4.57 x 4.31)

Fitted carpet, fitted wash hand basin with electric shaver socket, fitted double wardrobe, double glazed window, radiator.

### Bedroom Four 11'3" x 8'2" (3.43 x 2.49)

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

### Bathroom

Tile effect vinyl flooring, matching white bathroom suite comprising of P-shaped bath with fully tiled surround, curved shower screen and electric shower above. Pedestal wash hand basin with tiled splashback, mirror and shaving socket to side. Radiator/heated towel rail, double glazed window.

### Cloakroom

Tile effect vinyl flooring, WC, wall mounted wash hand basin with tiled splashback and mirror above, double glazed window, radiator.

## OUTSIDE

Full enclosed garden to front, side and rear with mature trees and shrubs. Good sized lawn garden to rear with pedestrian gate to shingled driveway with parking for one vehicle and single garage.

## GENERAL INFORMATION

Rent £1,495.00 per calendar month

Holding Deposit £345.00

Deposit £1,725.00

Tenancy An Assured Shorthold Tenancy of 12 month duration. The landlord may require possession at the end of the tenancy for their own use.

Restrictions No smokers. Family pets considered. No more than 3 sharers permitted.

Viewings Strictly by prior appointment with the agent

Authority Dover District Council - Band G

EPC C - 73

Minimum Household Annual Income Required £44,850

Photos & Virtual Tour created June 2025

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 and Open fire  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Good  
Parking: Driveway and Garage  
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

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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.

