



2 Howt Green Sheppey Way, Sittingbourne, ME9 8QT

£1,275 Per Calendar Month

Situated in semi-rural area between Bobbing & Iwade this delightful two-bedroom semi-detached cottage offers a perfect blend of comfort and tranquillity. Surrounded by picturesque orchards, the property provides a serene escape while still being conveniently located for local amenities and A249.

The cottage has been recently redecorated which adds a fresh and modern touch to the traditional charm of the home.

The two well-proportioned bedrooms offer ample space for rest and relaxation, making it perfect for small families or couples. The bathroom is functional and well-appointed, catering to all your daily needs.

One of the standout features of this property is the good sized garden, providing a wonderful outdoor space. Additionally, the off-street parking accommodates up to three vehicles, ensuring convenience for you and your guests.

This semi-detached cottage is an excellent opportunity for those seeking a peaceful lifestyle in a beautiful setting, while still being within easy reach of local facilities.

Available late September, we regret smokers are not permitted. Note that gardens are not fully enclosed for applicants with children or pets. Minimum income required £38,250.00.

ACCOMMODATION

Entrance Lobby

Wood effect vinyl flooring, Wooden entrance door, door to:

Living Room 13'4" x 9'1" (4.07 x 2.77)

Fitted carpet, double glazed window, radiator, stairs to first floor and door to:

Dining Room 16'8" x 11'1" (5.09 x 3.39)

Fitted carpet, double glazed window, radiator, under stairs storage cupboard, further storage cupboard containing gas boiler. Door to:

Kitchen 6'7" x 15'0" (2.02 x 4.58)

Wood effect vinyl flooring, range of fitted matching wall and base units with oak door and drawer fronts and cream work surfaces with tiled splash back, stainless steel sink and drainer with recess beneath and plumbing for washing machine. Recess for electric cooker, space for fridge / freezer. Radiator, 2 x double glazed windows, wooden rear door to garden.

Stairs & Landing

Fitted carpet, double glazed window, doors to:

Bedroom One 10'11" x 9'1" (3.33 x 2.77)

Fitted carpet, double glazed window, radiator, triple fitted wardrobe, further fitted cupboard over stairs.

Bedroom Two 8'1" x 11'3" (2.47 x 3.44)

Fitted carpet, double glazed window, radiator, ornamental cast iron fireplace.

Bathroom

Wood effect vinyl flooring, matching white bathroom suite comprising of pedestal wash hand basin with tiled splashback, bath with fully tiled wall surround, bath mixer tap and shower attachment with shower screen, WC. Radiator, double glazed window, extractor fan.

OUTSIDE

To front - The property is set back from the road in fair sized gardens which are mainly laid to lawn with some mature shrubs. Shingled driveway to side providing off street parking for 2 / 3 vehicles.

To rear - fair sized garden to rear which is mainly laid to lawn with some mature shrubs and paved patio. Brick storage shed and further larger wooden shed. Note the garden is not fully enclosed, with orchards to side and rear.

GENERAL INFORMATION

Rent £1,275.00 per calendar month

Deposit £1471.15

Holding Deposit £294.23

Tenancy An Assured Periodic Tenancy

Viewings Strictly by prior appointment with the agent

Authority Swale Borough Council - Band D

Services Mains electricity, gas and water, cesspool drainage

EPC Rating D - 58

Conditions No smokers permitted. Note gardens not fully enclosed, may not be suitable for pets and children.

Minimum Household Income of £38,250.00 required for rent affordability checks.

Photos and Virtual Tour - January 2024

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: Cesspit

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

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

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

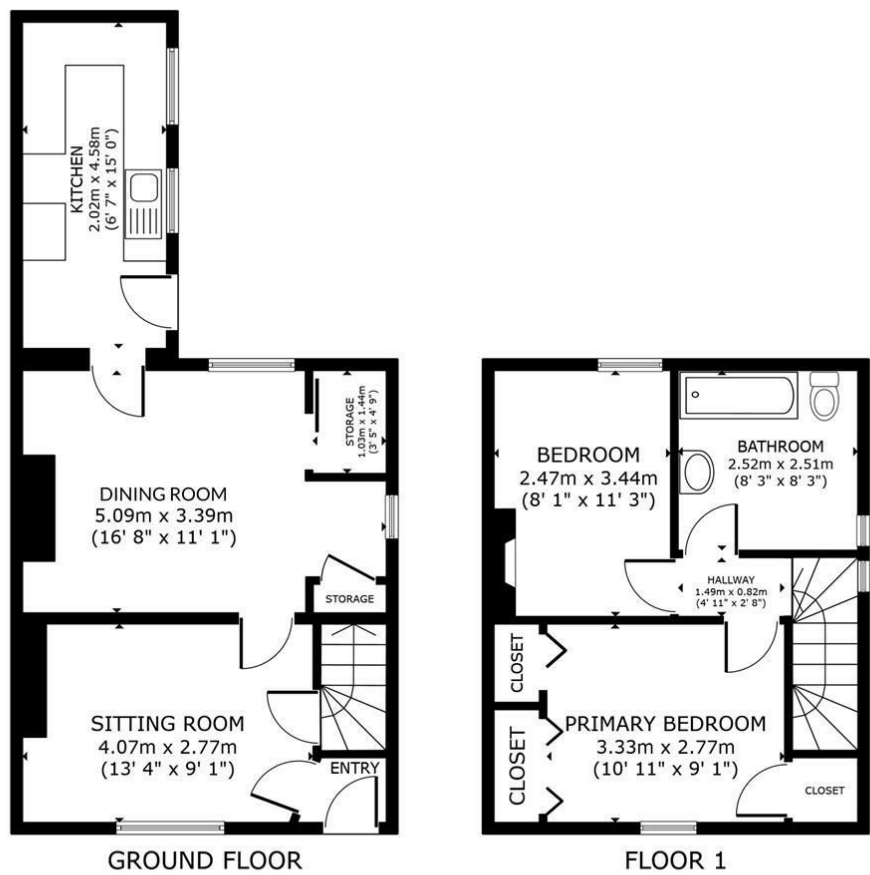
Non-coal mining area: Yes

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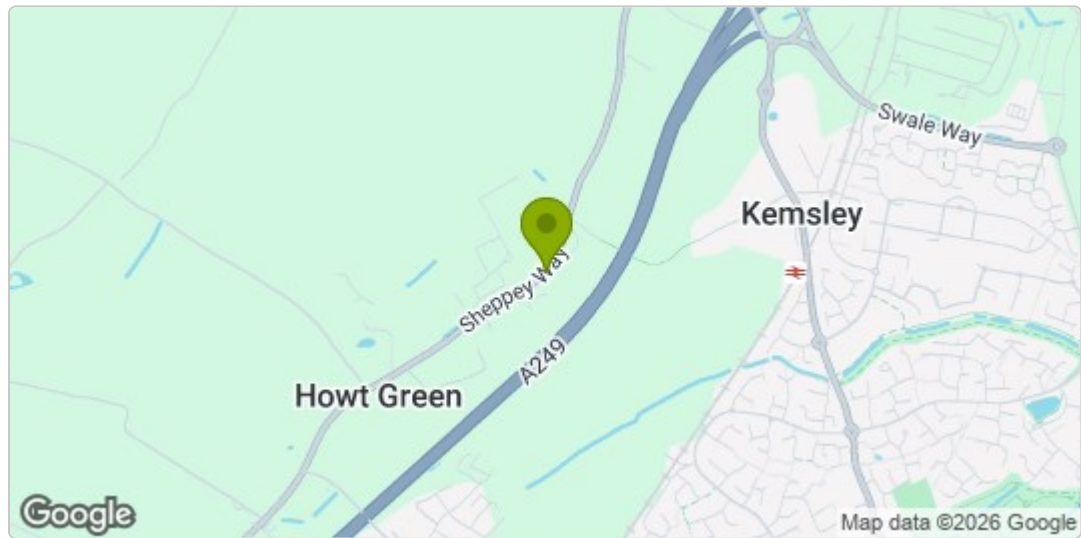
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

[View Property](#)

Floor Plan



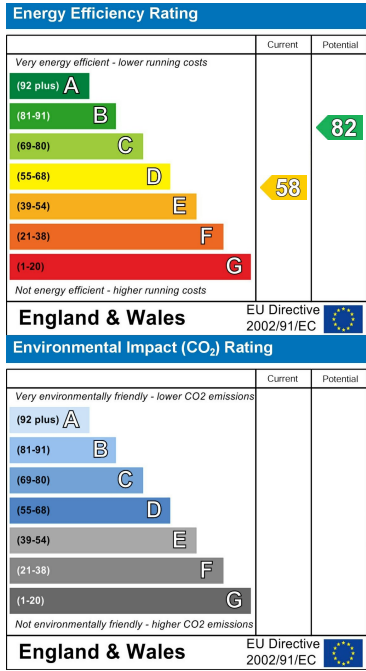
Area Map



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Energy Efficiency Graph



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