



**The Vicarage Vicarage Road, Sittingbourne, ME10 2BL**

**£1,750 Per Calendar Month**

We are delighted to offer this five bedroom detached house overlooking Milton recreation ground only 1 mile away from the centre of Sittingbourne. The spacious property sits in enclosed mature gardens and benefits from a large driveway and a single garage to the front. With 3 reception rooms, large kitchen and 5 good sized bedrooms, this property is not to be missed! Two family pets will be considered, but sorry no smokers or groups of sharers. Tenants will require gross annual income of £52,500 for referencing purposes. Available late July 2026. THE PROPERTY WILL BE AVAILABLE TO LET FOR UPTO 12 MONTH ONLY.

## ACCOMMODATION

### Entrance Hall 5'10" x 12'3" (1.79 x 3.74)

Fitted carpet, 2 x radiators, double glazed door to front

### Study 12'9" x 12'10" (3.91 x 3.93)



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

### Inner Hallway 11'10" x 7'0" (3.62 x 2.15)

Fitted carpet, radiator, room thermostat, stairs to first floor.

### Cloakroom 6'10" x 2'10" (2.09 x 0.87)

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

### Living Room 13'5" x 19'3" (4.09 x 5.88)

Fitted carpet, ornamental fireplace with stone surround and hearth, double glazed window to front, double glazed patio door to side, radiator, TV aerial point, satellite TV lead, opens into:

### Dining Room 13'4" x 10'1" (4.08 x 3.08)

Fitted carpet, double glazed window to side, double glazed patio door to rear, radiator, serving hatch, door to kitchen.

### Kitchen 19'2" x 13'3" (5.85 x 4.04)



Tile effect vinyl flooring, range of matching wall and base unit with Beech doors and drawers. Black marble effect worktops and tiled splashback, stainless steel sink and double drainer. Recess with electric oven and separate grill with four ring hob, extractor canopy.

Plumbing for dishwasher. Dual aspect double glazed window, radiator, fitted cupboard.

### Utility Room 14'1" x 6'5" (4.30 x 1.97)

Quarry tiled floor, gas boiler, fitted base unit with Beech cupboard and black marble effect worktop above, stainless steel sink and drainer, plumbing for washing machine. Double glazed window and door, radiator, fitted shelving.

### Store Room 9'5" x 8'6" (2.88 x 2.61)

Concrete floor, window.

### Stairs and Landing

Fitted carpet, double glazed window, radiator, fitted cupboard, loft hatch

### Bedroom One 13'5" x 16'0" (4.10 x 4.90)

Fitted carpet, dual aspect double glazed windows, radiator, 2 x double sliding wardrobes, phone point

### Bedroom Two 13'5" x 13'5" (4.10 x 4.11)

Fitted carpet, dual aspect double glazed windows, radiator, 2 x double fitted wardrobes, wash hand basin in vanity unit with splashback tiling, mirror and shaving light above.

### Bedroom Three 9'2" x 12'10" (2.80 x 3.93)

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

### Bedroom Four 9'9" x 12'10" (2.98 x 3.93)

Fitted carpet, double glazed window, radiator, fitted wardrobe, TV aerial point

### Bedroom Five 9'8" x 10'2" (2.97 x 3.12)

Fitted carpet, double glazed window, radiator

### Family Bathroom 5'8" x 6'4" (1.74 x 1.94)

Vinyl flooring, white bath with tiled surround, electric shower and shower screen. Wash hand basin in vanity unit, radiator, large mirror with shaving mirror to side. Double glazed window, radiator, extractor fan

### Separate WC 3'1" x 6'5" (0.94 x 1.98)

Vinyl Flooring, WC, double glazed window, radiator

## OUTSIDE

The property is set back from the road in enclosed garden which surrounds the entire property. The front garden benefits from large tarmac driveway which can accommodate four cars and a single garage.

The rear garden is of good sized and is fully enclosed mainly laid to lawn with a few mature trees and bushes.

## GENERAL INFORMATION

Rent £1,750.00 per calendar month

Viewings Strictly by prior appointment with the agent

Photos and Virtual Tour created April 2022

Authority Swale Borough Council - Band G

Public right of way: No

Holding Deposit £403.84

Long-term flood risk: No

Deposit £2,019.23

Coastal erosion risk: No

Tenancy An Assured Periodic Tenancy. The landlord may require possession in 12 months for their own use.

Planning permission issues: No

Restrictions No smokers. 2 Family pet considered.

Accessibility and adaptations: None

EPC D - 65

Coal mining area: No

Minimum Household Annual Income Required £52,500.00

Non-coal mining area: Yes

Availability The property is available to rent from mid/late July

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Verified Material Information

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.

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 5 bedrooms, 1 bathroom, 3 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage and Driveway

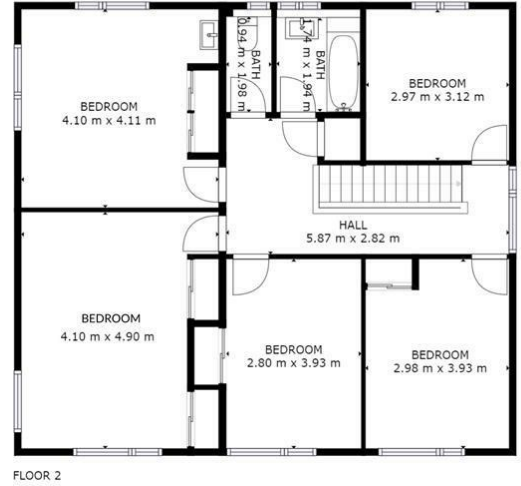
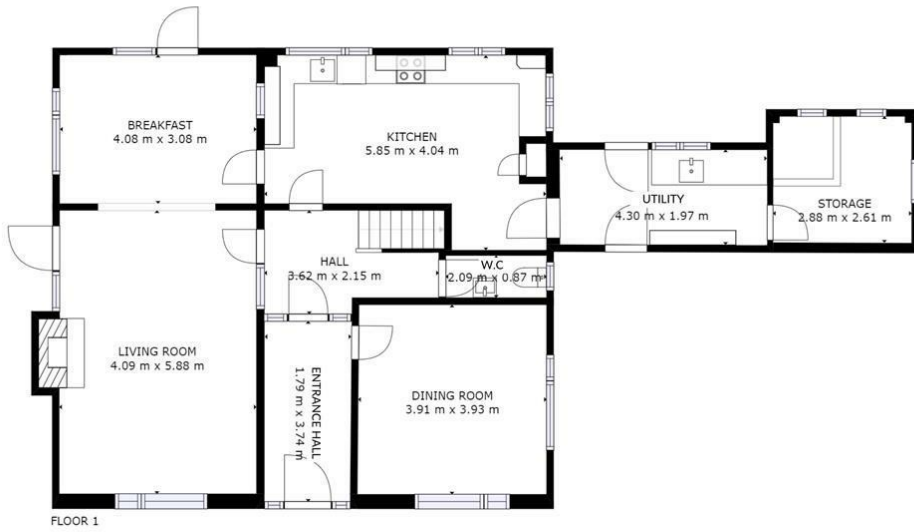
Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

# Floor Plan



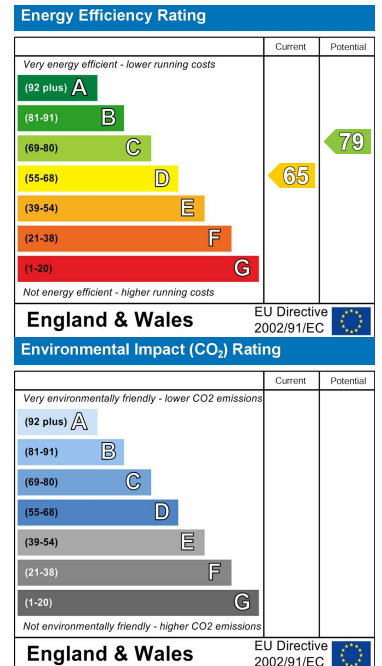
GROSS INTERNAL AREA  
 FLOOR 1: 110 m<sup>2</sup>, FLOOR 2: 92 m<sup>2</sup>  
 TOTAL: 202 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Area Map



## Energy Efficiency Graph



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

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