



2 Theresa Road, Hythe, CT21 6HA £1,250 Per Calendar Month

Nestled in the charming cul-de-sac of Theresa Road in Hythe, Kent, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

Recently updated, the house boasts a brand new kitchen and bathroom, ensuring modern convenience and style. The kitchen is designed to be both functional and aesthetically pleasing, perfect for those who enjoy cooking and entertaining. The bathroom, too, has been thoughtfully renovated, providing a fresh and contemporary space for daily routines.

One of the standout features of this property is its proximity to the stunning sea front, allowing residents to enjoy leisurely walks along the coast and the refreshing sea breeze.

Applicants will require a minimum household income of £37,500, upto 2 small family pets considered. Available mid September.

ACCOMMODATION

Storm Porch

Entrance Hall

Double glazed door with double glazed window to side, brown fitted doormat and fitted carpet, radiator, telephone point, 2 x under stairs cupboards, stairs to First Floor.

Living Room 13'7" x 11'11"

Fitted carpet, double glazed box bay window, radiator, telephone point, TV aerial lead, Sky satellite lead.

Dining Room 11'10" x 8'10"

Fitted carpet, radiator, double glazed window, fitted cupboard containing gas combination boiler.

Kitchen 11'10" x 10'6"

Pale grey wood effect vinyl flooring, range of matching fitted grey gloss wall and base units with white marble effect worksurfaces and pale grey splashback tiling. Stainless steel sink and drainer, plumbing for washing machine, electric double oven with electric hob, concealed extractor hood above, recess for fridge/freezer, radiator, double glazed window, door to rear garden.

Stairs and Landing

Fitted carpet, loft hatch.

Bedroom One 11'7" x 10'11"

Fitted carpet, radiator, double glazed window.

Bedroom Two 11'6" x 9'11"

Fitted carpet, radiator, double glazed window.

Bedroom Three 7'2" x 7'0"

Fitted carpet, radiator, double glazed window.

Bathroom

Pale grey patterned vinyl flooring, fitted white bathroom suite comprising of white bath with shower mixer tap and glass shower screen, pale grey tiled wall surround, white pedestal wash hand basin with pale grey tiled splashback, double glazed window, white heated towel rail, extractor fan.

Seperate WC

Pale grey pattern vinyl flooring, wc, double glazed window, radiator.

Gardens

Garden to front – enclosed garden mainly laid to lawn with mature shrubs in borders.

Garden to rear – enclosed garden mainly laid to lawn with mature shrubs in borders, large wooden shed, outside tap, outside wc.

GENERAL INFORMATION

Rent £1,250.00 per calendar month

Deposit £1442.30

Holding Deposit £288.46

Tenancy An Assured Shorthold Tenancy of twelve months duration.

Viewings Strictly by prior appointment with the agent

Authority Folkestone and Hythe District Council - Band C

Services Mains electricity, gas and water

EPC Rating D - 60

Conditions Regret no dogs or smokers permitted.

Pet Rent Top-Up - £30.00 per calendar month

Minimum Household Income of £37,500.00 required for rent affordability checks.

Verified Material Information

Tenure: Freehold

Property type: House

Property construction: Standard 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

Broadband: FTTP (Fibre to the Premises)

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

Parking: On Street

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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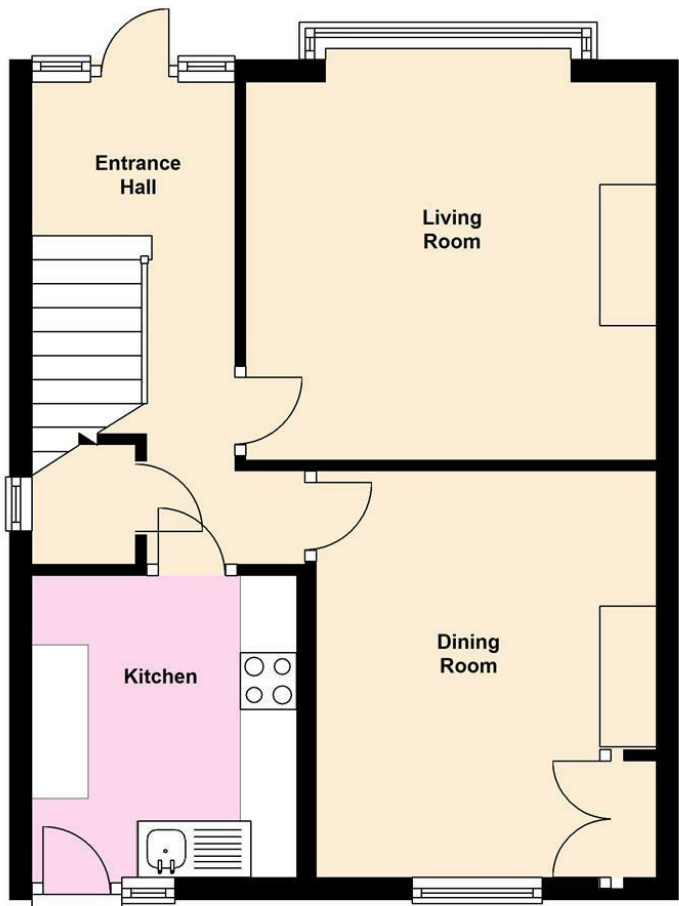
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you

with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Floor Plan

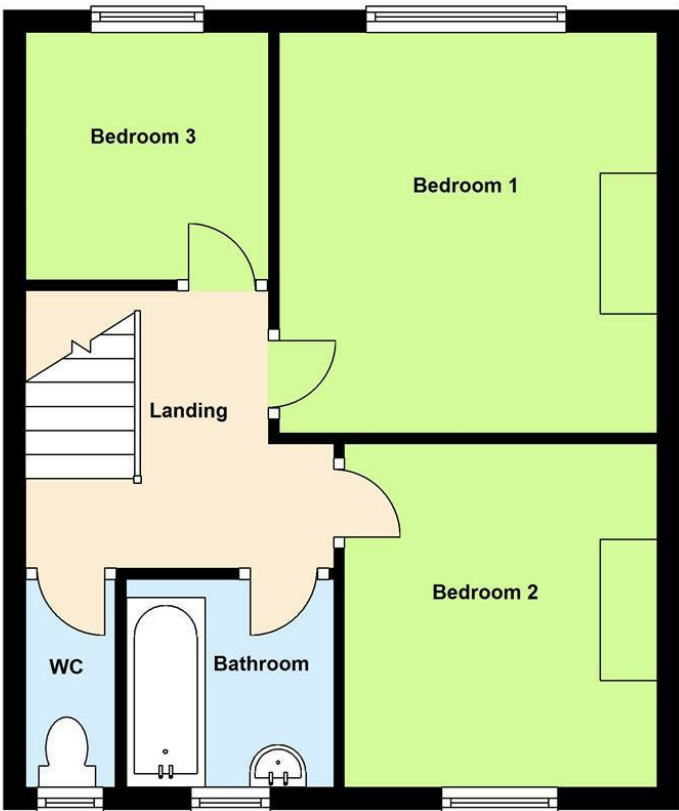
Ground Floor

Approx. 38.9 sq. metres (418.9 sq. feet)



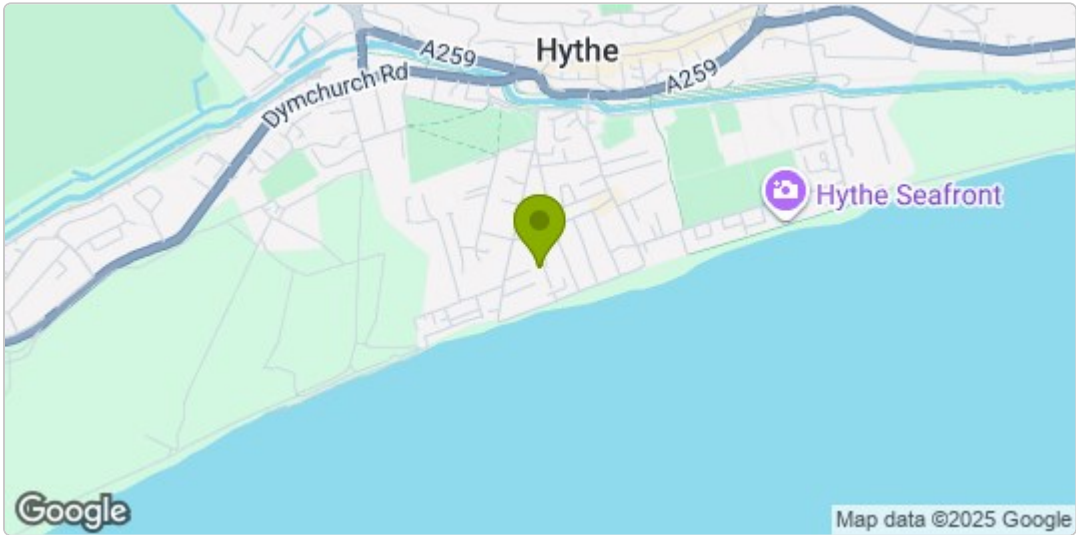
First Floor

Approx. 39.8 sq. metres (427.9 sq. feet)



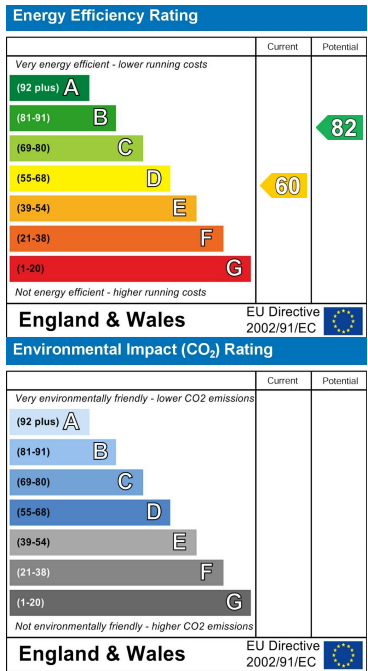
Total area: approx. 78.7 sq. metres (846.9 sq. feet)

Area Map



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Energy Efficiency Graph



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