



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



## The Vicarage North Road, Sheerness, ME11 5HA **£1,800 Per Calendar Month**

The Vicarage presents an exceptional opportunity for those seeking a spacious and inviting family home. This delightful detached house boasts four generously sized bedrooms, providing ample space for family living or accommodating guests.

The property features three well-appointed reception rooms, perfectly designed to offer comfort and functionality, making it an ideal setting for modern family life.

Additionally, the property benefits a large enclosed garden and garage with parking for up to three vehicles, a rare find that adds to the convenience of this lovely home. With its blend of space, comfort, and practicality, this property is sure to appeal to families and individuals alike.

The property is available from early September. Note: owners are likely to require possession in one year. One family pet will be consider, sorry no smokers or more than 3 sharers. A minimum household income of £54,000 is required for rent affordability checks.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Through double glazed door, quarry tiled floor, radiator, doors to:

Study 17'10 x 9'7 (5.44m x 2.92m)

Wood effect laminate flooring, dual aspect double glazed windows, radiator, fitted shelving

Inner Hallway

Wood effect vinyl flooring, radiator, double fitted storage cupboard & understairs storage cupboard, stairs to first floor.

Cloakroom

Wood effect vinyl flooring, WC, wash hand basin, double glazed window, radiator.

Living Room 16'7 x 11'4 (5.05m x 3.45m)

Parkay flooring, decorative brick fireplace (not to be used), radiator, double glazed window, double doors leading to:

Dining Room 13'0 x 9'9 (3.96m x 2.97m)

Parkay flooring, double glazed window, radiator

Kitchen 18'1 x 10'11 (5.51m x 3.33m)

Wood effect vinyl flooring, range of matching wall and base units with light wood effect doors and drawers. Black granite effect worksurfaces with breakfast bar & cream tiled splasback. Stainless steel sink & drainer, plumbing for dishwasher, freestanding gas oven with grill and hob, extractor canopy. Double glazed french doors to garden, radiator, vaulted ceiling with exposed beams, door to:

Utility Room 8'9 x 8'1 (2.67m x 2.46m)

Wood effect vinyl flooring, range of matching fitted wall and base units with light wood effect doors and black granite effect worksurfaces. Stainless steel sink & drainer. Recess with plumbing for washing machine, space for tumble dryer, space for freezer, gas boiler, double glazed window, door to garden.

FIRST FLOOR

Stairs & Landing

Fitted carpet, radiator, storage cupboard, airing cupboard, velux windows.

Bedroom One 13'6 x 9'8 (4.11m x 2.95m)

Fitted carpet, radiator, double glazed window, 2 x fitted double wardrobes

Bedroom Two 10'9 (max) 9'6 (3.28m (max) 2.90m)

Fitted carpet, radiator, dual aspect double glazed window, fitted single wardrobe.

Bedroom Three 9'8 x 8'11 (2.95m x 2.72m)

Fitted carpet, double glazed window, fitted single wardrobe.

Bathroom

Wood effect vinyl flooring, fully tiled walls, matching white bathroom suite comprising of bath, pedestal wash hand basin and WC. Radiator, double glazed window, extractor fan.

Shower Room

Wood effect vinyl flooring, shower cubicle with fully tiled walls and electric shower. Radiator, double glazed window, extractor fan.

OUTSIDE

To Front - driveway with parking for upto 3 vehicles, integral single garage with power and light. Small garden area mainly laid to lawn.

Garage - 20'9 x 8'5 - with power and light, fuse board and fresh water tap.

To rear - good sized enclosed garden mainly laid to lawn wth planted borders. Patio area, side gate access.

GENERAL INFORMATION

Rent £1,800.00 per calendar month

Holding Deposit £415.38

Deposit £2076.92

Tenancy An Assured Periodic Tenancy NB; LANDLORD MAY REQUIRE POSSESSION FOR OWN USE IN 12 MONTHS

Restrictions No smokers. Family pet considered.

Viewings Strictly by prior appointment with the agent

Authority Swale Borough Council - Band C

EPC C - 73

Minimum Household Annual Income Required £55,500.00

Verified Material Information

Tenure: Freehold

Property type: 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

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Parking: Garage and 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: No

Coastal erosion risk: Yes

Planning permission issues: No

Accessibility and adaptations: None

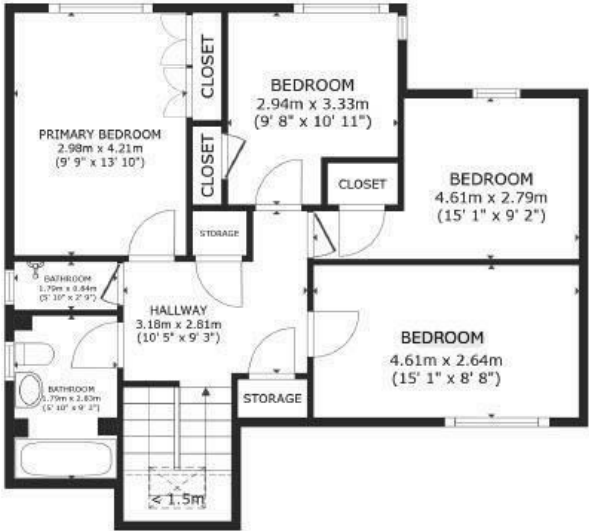
Coal mining area: No

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



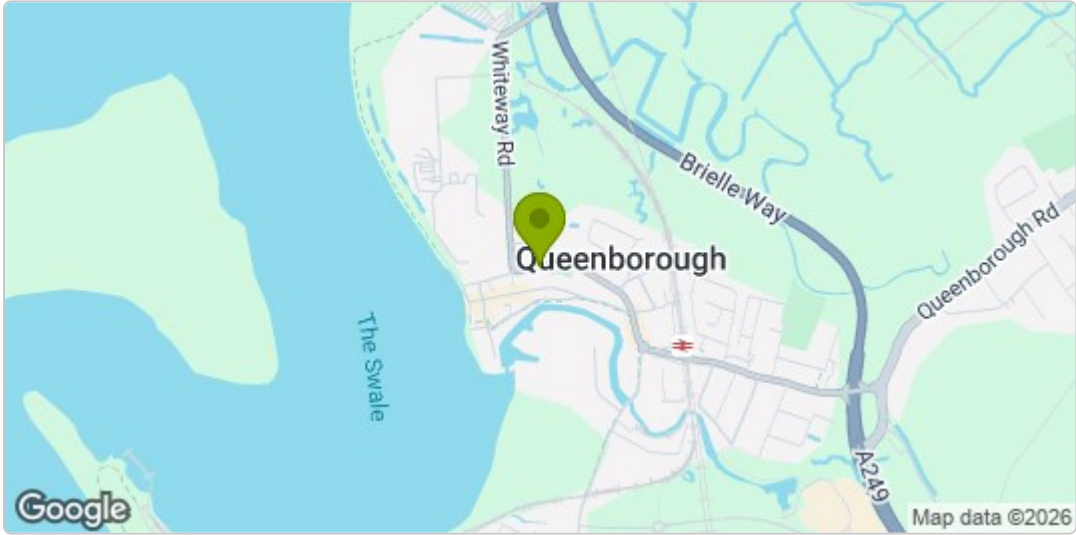
FLOOR 1

FLOOR 2



GROSS INTERNAL AREA  
FLOOR 1 96.5 sq.m. (1,039 sq.ft.) FLOOR 2 67.7 sq.m. (729 sq.ft.)  
EXCLUDED AREAS : REDUCED HEADROOM 1.5 sq.m. (16 sq.ft.)  
TOTAL : 164.2 sq.m. (1,768 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

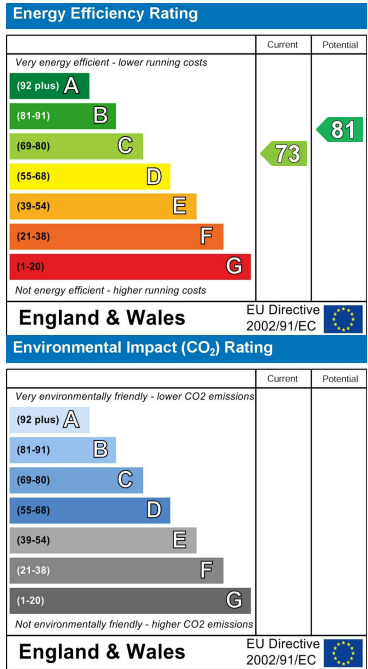
Area Map



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Energy Efficiency Graph



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