



9 Ruskins View, Herne Bay, CT6 7AE



Property features

- 3 Bedroom Terraced House
- 1 Parking Space
- Rear access to local playing field
- Gated Community
- Near to local school

3 bedroom mid terrace house in a gated community situated in the Village of Herne close to 'bus route. Features gas central heating and parking for 1 car, New carpets and Newly decorated. Deposit £1500.00

£1,500 PCM



Ground Floor

Hallway

Radiator. Power points.

Utility Room

Recess for washing machine.

Separate W.C.

Low level W.C. suite. Washbasin.

Lounge

15'7 max x 18'8 max (4.75m max x 5.69m max)

Cupboard under stairs. Radiator. T.V. point. Power points. Patio door to garden. Stairs to:-

Kitchen

Stainless steel sink unit. Units and cupboards. Oven and hob. Recess for Fridge/ Freezer

First Floor

Landing

Wall cupboard with boiler.

Bedroom

12'10 x 12'2 (3.91m x 3.71m)

Radiator. Power points. Built-in wardrobe. T.V. point.

Ensuite Shower Room

Shower cubicle. Low level W.C. suite. Washbasin.

Bathroom & W.C.

Panelled bath. Washbasin. Low level W.C. suite.

Bedroom

10'8 x 7'2 (3.25m x 2.18m)

Radiator. Power points.

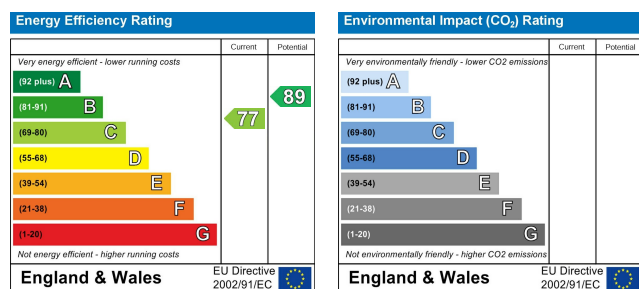
Bedroom

8'4 x 6'2 (2.54m x 1.88m)

Radiator. Power points. Cupboard.

Outside

Garden with patio area and grass area. Parking space for 1 car. Rear gate



Note:

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

These particulars are issued on the condition that any negotiations respecting the property are through Wilbee & Son. Every care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred. Neither the Vendor, nor the Partners or any employee of Wilbee & Son make or give any representation or warranty in relation to the property.



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TERMS AND CONDITIONS OF LETTING FOR THE TENANT(S) AS REQUIRED BY THE LANDLORD AND/OR THE LETTING AGENT

All tenancies are subject to credit check and landlord(s) approval.

No refund of credit fee once paid.

- Dilapidation's deposits and rent payments must be paid at least seven working days before the start of the tenancy. You are advised to pay the initial dilapidation's deposit and rent payment in cash or card.

References, Credit & Status Checks

- Credit & status checks will be required for all tenancies and are sent direct to the Landlord(s) for approval. The Landlord(s) are not obliged to provide a reason for refusal of tenancy.
- In some cases you may be required to provide a guarantor (at an additional cost) who will also have to be referenced, credit & status checked. To ensure that further costs are not incurred by you, please ensure that the intended guarantor is an employed (or self-employed with three years accounts available for inspection) person with a clean credit history. The guarantor will need to provide evidence that after their own home expenses they are able to cover the required rent.

Animals

- Animal restrictions may apply and you are advised to check with the managing agents prior to accepting a tenancy to avoid any disappointment or misunderstanding. Exceptions may be made in the case of non-destructive pets which do not soil finishes or furnishings when left unattended for any appreciable period of time.

Children

- Please check with the managing agents that any property offered is suitable for children, especially if not arranged on the ground floor.

Rent

- If during your tenancy your rent is to be paid in the form of a benefit payment, your tenancy agreement requires that these payments are made direct to the managing agents. As the benefit agencies pay one month in arrears you may be required to deposit an additional months rent as a security deposit to be held by the Landlord(s). In cases of late payment or a dispute with the benefit agencies causing your rent account to go into arrears you are advised to seek other forms of payment to ensure that you are not issued with a 'Notice To Quit' as detailed in the next paragraph of this document.
- If you are having any difficulties in paying your rent you are advised to ensure that the managing agents are informed immediately.
- Rent arrears will result in a statutory notice to quit being issued in accordance with section 21 of the Housing Act (1988) as amended by the Housing Act (1996) requiring possession of the property. In addition a Debt Collection Agency will be instructed to recover the outstanding debt using all legal means including the issue of a County Court summons. Any such action may result in a judgement being placed on your credit reference. This will have repercussions for any properties you may wish to rent in the future and, through the national credit register, all local letting agents will be advised accordingly. You will also be recorded with the credit reference agencies as having made yourself homeless; this will result in the local authorities likely being unable to provide accommodation to you or your family.

Rent Reviews

Rents may be reviewed annually on the anniversary of the tenancy of each year. Any changes will be advised prior to implementation. In general it is to be assumed that the rent will be increased in line with the rate of inflation.



Thinking of selling?

Whether your property is a new build or a listed building contact our friendly team based in Mortimer Street for a free, accurate, market appraisal to help you achieve the best possible price. If your looking to increase your space or downsize to something more manageable, we will help you find what you are looking for.

Like us on Facebook or follow us on Twitter and Google+ for the most recent updates on our business.

We look forward to being of assistance.

