



## Upper Tickham Cottages, Tickham Lane, Sittingbourne, Kent

Long Term Let | Council Tax Band C | Stunning Views | Three Bedrooms | Spacious Garden | Large Driveway

**Asking Price: £1,400 Per month**



# Upper Tickham Cottages, Tickham Lane, Sittingbourne, Kent



## DESCRIPTION:

Immerse yourself in the essence of the British countryside with this charming three-bedroom semi-detached family home. This spacious and well-lit property offers breath taking views, perfect for nature lovers.

As you step inside, you'll be welcomed by a cosy entrance hall with extra storage space under the stairs. The hall leads to a generous family room and kitchen area. The kitchen, accessible from both the living space and entrance hall, is equipped with an integrated oven and hob. For added convenience, there is a separate utility room and a wc.

Ascending to the first floor, you will find three generously sized bedrooms and a family bathroom equipped with a shower bath, catering to all your needs.

This home features a sizeable driveway for ample parking and a spacious garden, providing a blank canvas for those looking to personalise their outdoor space.

There is no gas connected to this property. There is a water heater for hot water, and electric radiators in each room. NOTE: There is a shared tank for wastewater, this is emptied 3 times per year by the landlord, the tenant is to contribute around £100 towards this each time. A copy of the invoice can be provided to the tenant from the provider, due to this, there is no wastewater bill to pay to Southern Water.

Ready for immediate move-in, this property presents an exceptional opportunity for a long-term let. Do not miss out on this fantastic offering!

Contact us today to arrange a viewing.

Council Tax band C: Full Year: £1,977.27 which equates to £164.77 per month.

Criteria: No Bankruptcies or CCJs, IVAs in the previous 3 years.

Household Income of £42,000 (lower may be accepted with a qualifying guarantor)

Holding Deposit (@1 week): £323.07 to secure property and start referencing which will be deducted from the final balance.

Deposit (5 weeks): £1,615.38

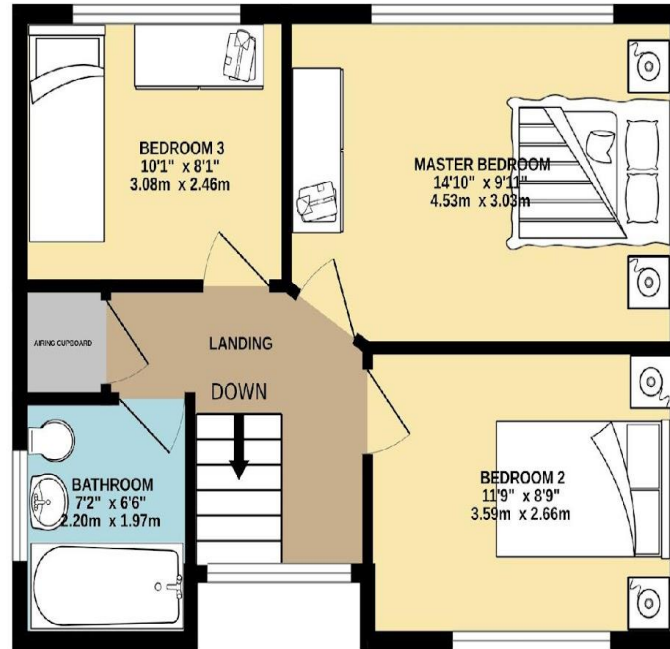
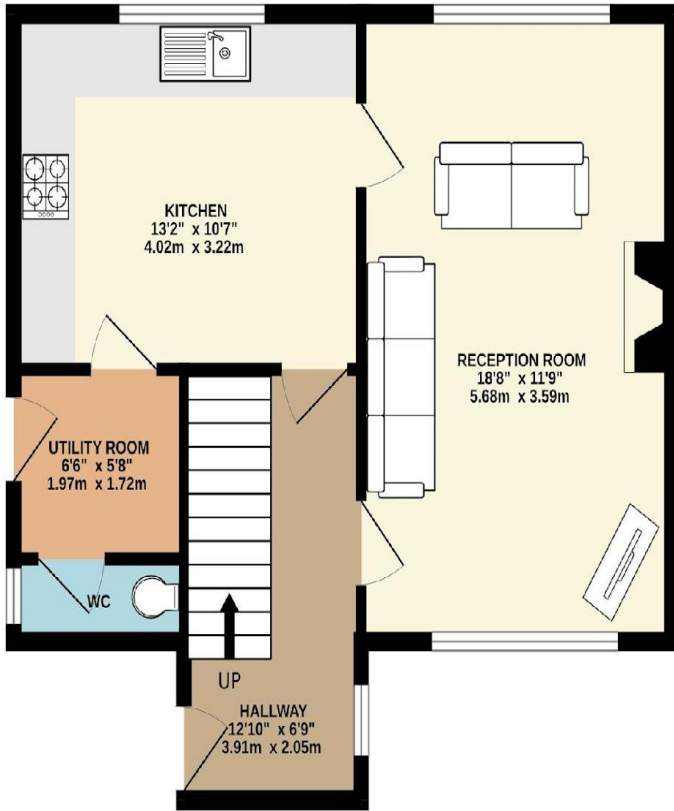
Rent: £1,400 per month

Total Move in cost: £3,015.38

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# Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



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