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









20 Keycol Hill, Sittingbourne, ME9 8ND

£1,600 Per Calendar Month

A spacious four bedroom semi detached house situated on the edge of Sittingbourne with good access to A2 and A249. The property has modern fitted kitchen, two bathrooms, gas central heating, double glazing, two reception rooms, gardens to front and rear and off street parking for 2 cars. Available September, we regret smokers are not permitted. Applicants will require a minimum household annual gross income of £48,000 for referencing purposes.

GROUND FLOOR

Entrance Hall

Reception Room One 10'3" x 21'11" (3.13 x 6.70)

Reception Room Two 9'10" x 12'0" (3.02 x 3.66)

Kitchen 8'4" x 6'6" (2.55 x 1.99)

Rear Lobby

Utility Room 4'0" x 9'4" (1.23 x 2.86)

Ground Floor Bathroom 5'8" x 6'0" (1.74 x 1.83)



FIRST FLOOR

Stairs and Landing

Bedroom One 13'3" x 9'9" (4.04 x 2.99)



Bedroom Two 9'11" x 9'6" (3.04 x 2.91)

Bedroom Three 9'11" x 9'2" (3.03 x 2.80)

Bedroom Four 9'4" x 11'8" (2.85 x 3.58)

Shower Room 8'1" x 8'5" (2.48 x 2.57)



Garden



To Front - shared steps and pathway leads to open small garden area laid to lawn with side gate leading to rear garden

To Rear - fair sized garden mainly laid to lawn with brick storage shed and further wooden shed. Paved patio and shingled parking area. Shared driveway with neighbouring house to rear of property.

GENERAL INFORMATION

Rent £1,600.00 per calendar month

Holding Deposit £369.23

Deposit £1,846.15

Tenancy An Assured Periodic Tenancy

Viewings Strictly by prior appointment with the agent

Authority Swale Borough Council - Band D

EPC Rating D - 59

Conditions Regret no smokers permitted

Minimum Household Income Required £48,000 per annum

Available from early May 2026

Photographs & Virtual Tour taken June 2022

Verified Material Information

Tenure: Freehold

Property type: House

Property construction: Standard construction

Number and types of room: 4 bedrooms, 2 bathrooms, 2 receptions

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 - Great, Vodafone - Good, Three - OK, EE - Good

Parking: 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

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

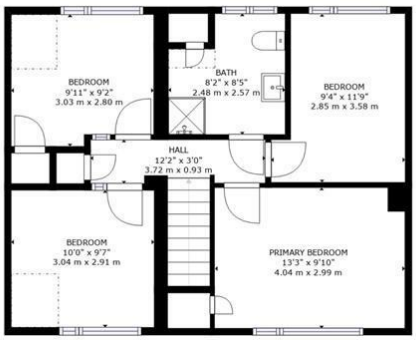
Coal mining area: No

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



FLOOR 2

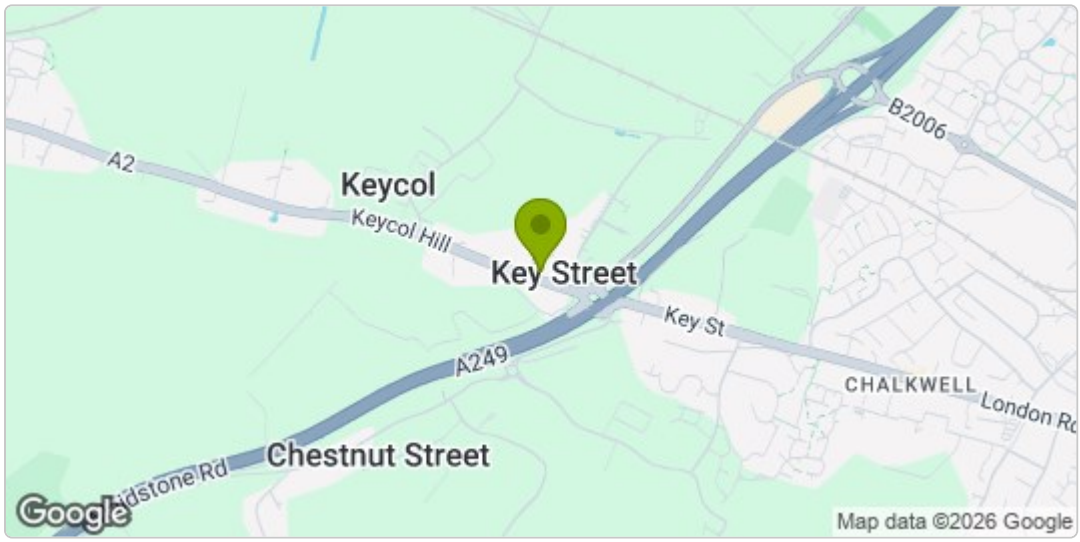


FLOOR 1

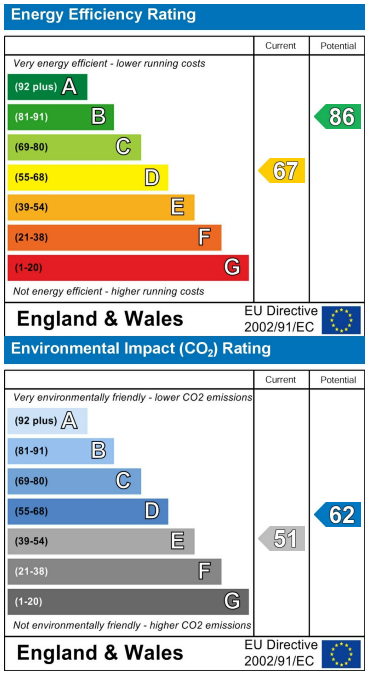
GROSS INTERNAL AREA
FLOOR 1: 629 sq. ft,58 m2, FLOOR 2: 574 sq. ft,53 m2
EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 29 sq. ft,3 m2
TOTAL: 1204 sq. ft,112 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

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

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