



20 Cowbeck Close

• Gillingham

Price: £1,300 Per Calendar Month





20, Cowbeck Close, , ME8 9NN  
£1,300 Per Calendar Month

- TWO BEDROOM BUNGALOW
- EASY ACCESS TO LOCAL SHOPS
- POPULAR LOCATION
- RENT £1300 PER CALENDAR MONTH DEPOSIT £1500
- EPC "AWAITED"
- COUNCIL TAX MEDWAY COUNCIL BAND "B"
- GRASS AND PATIO AREA
- HOLDING DEPOSIT EQUIVALENT TO ONE WEEK'S RENT REQUIRED

Welcome to this charming property located in the heart of Cowbeck Close, Gillingham. This delightful bungalow boasts 2 bedrooms, spacious lounge with door out to the garden.

Situated in a prime location, this property provides easy access to local amenities, schools, and transport links, making it ideal for individuals or small families looking for convenience and comfort. The bungalows layout allows for a seamless flow between rooms, creating a warm and inviting atmosphere for you to enjoy.

Contact us today to arrange a viewing and take the first step towards calling this lovely Bungalow your new home.

**Entrance Hall**

Double glazed door to front, built in storage cupboard, built in airing cupboard housing hot water cylinder,

**Lounge/dining Room**

15'3" x 11'10" (4.65 x 3.62)

Double glazed window to rear, double glazed door to garden.

**Kitchen**

9'11" x 6'9" (3.03 x 2.06)

Double glazed window to front, base units, cooker, stainless steel sink.

**Bedroom 1**

10'10" x 9'11" (3.32 x 3.03)

Double glazed window to rear.

**Bedroom 2**

10'11" x 7'4" (3.33 x 2.26)

Double glazed window to front,

**Bathroom**

6'9" x 4'11" (2.06 x 1.51)

Double glazed window to rear, low-level WC, wash hand basin, walk-in shower, fully tiled.

**Exterior**

REAR: Approximately 30' : Patio, lawned area, fenced surround.

FRONT: Lawned.

**Member agent**

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

**Permitted Tenant Fees**

All tenants are required to pay rent, but detailed below are other permitted payments before, during or after the tenancy agreement.

Holding Deposit : Equal to one week's rent of the agreed monthly rental value (calculated by monthly rent x 12 / 52). This will normally be taken off the first month's rent payment prior to moving into the property

Security Deposit : Capped at 5 week's rent where the annual rent is less than £50,000 or 6 weeks where the total annual rent is £50,000 or above.

Tenancy Variation : A maximum fee of £50 inc VAT may be applicable if the tenant(s) request, and the landlord approves a variation to the tenancy agreement.

Key Replacement : The cost of any replacement key, key fob or security device that has been lost or broken.

Early Termination : Upon receipt of a written request from the tenant(s) and acceptance of the landlord, to terminate the tenancy prior to the fixed term, a fee equivalent to the landlord's costs to re-let the property will be due.

Default Fees : Only applicable if written into the tenancy agreement and covers late payment of rent, limited to 3% over the Bank of England base rate for each day the rent is outstanding and applies to rent that is more than 14 days overdue.

Utilities : To include gas, water, sewerage, electricity or any other fuel unless otherwise included within the rent

Council Tax : Payable to the billing authority unless classed as exempt.

Communications : Telephone & Broadband Charges unless otherwise included within the rent

Cable/Satellite : Both the installation (upon approval from the landlord where required) and subscription to the relevant suppliers unless otherwise included in the rent

Television License : Payable to the billing authority.

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**Holding Deposit**

A refundable holding deposit is required to reserve a property. This is one week's rent calculated as monthly rent x 12 / 52



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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