



89, Hawkes Road, Eccles, ME20 7FP  
£1,500 PCM



## About this property.....

We expect there to be a lot of interest in this three bedroom family home found in a tucked away, quiet location in Eccles.

The property comprises a lounge leading through to the dining area and kitchen, whilst upstairs there are three bedrooms and a family bathroom. The rear garden is in the region of 33ft and is South Easterly facing and there is a driveway providing parking for 2/3 vehicles at the front.

Regrettably, the landlord will not consider tenants with pets or those who smoke. To arrange your viewing please give us a call.

##PLEASE NOTE - WHITE GOODS ARE NOT INCLUDED

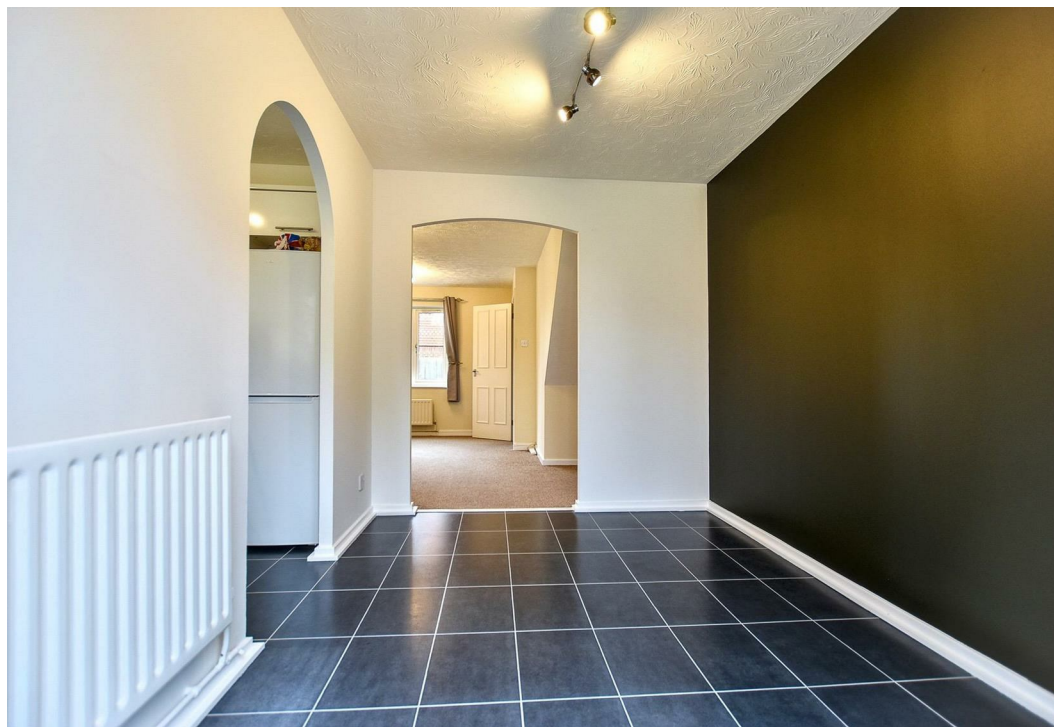
## Situation.....

If you like Countryside walks then we feel Eccles could be an ideal village for you. Enjoy the countryside as you walk past Neolithic stones at Kits Coty or past the recently planted Chapel Down vineyards. At the end of your walk stop in on the dog friendly village pub; The Red Bull! Just outside the village is The Friars; an ancient religious house open to the public with a cafe, farmers market and peaceful gardens. If you have little ones and like the idea of a small village school then St Marks primary school is ideally situated, only has around 130 pupils and was rated Good in the latest Ofsted inspection. Local conveniences also include a village shop with postal facilities and doctors surgery with dispensing chemist. For those who need to commute, you have access to the M2 at the top of nearby Blue Bell Hill or the M20 at the bottom. There are also buses to Rochester, Chatham and Maidstone if you want to venture back into the hustle and bustle of town life!













## Useful Information.....

### LETTING INFORMATION

SECURITY DEPOSIT = FIVE WEEKS' RENT

MINIMUM INCOME REQUIRED = £45,000

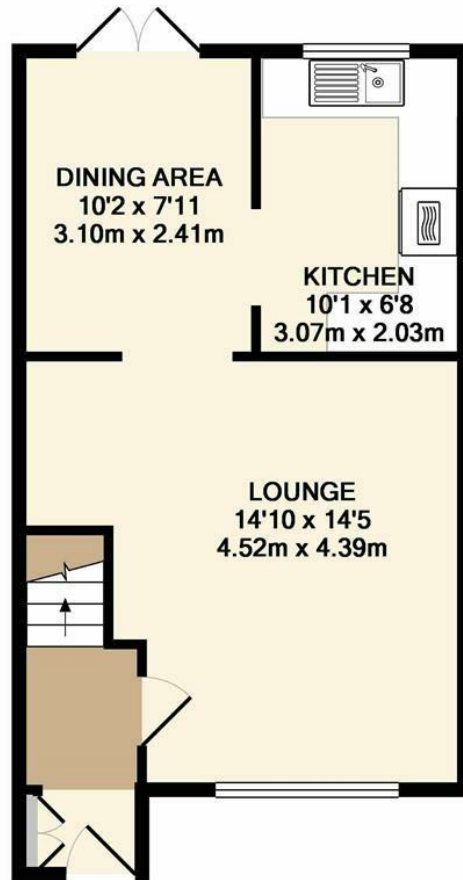
TENANTS WITH PETS = NOT ACCEPTABLE

TENANTS WHO SMOKE = NOT ACCEPTABLE

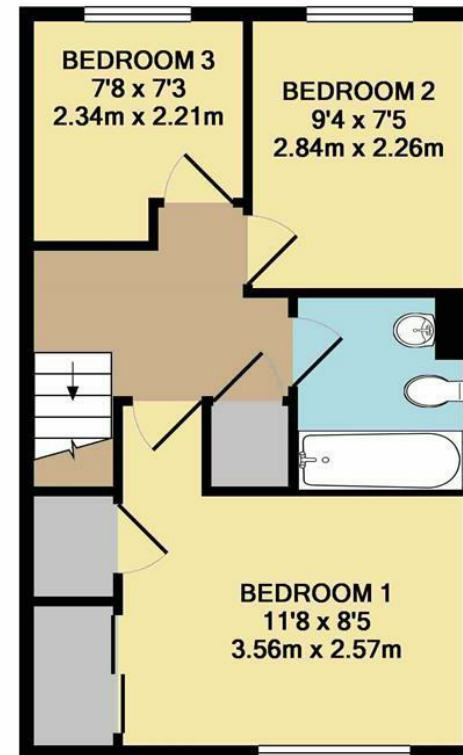
HOLDING DEPOSIT = ONE WEEKS' RENT

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

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GROUND FLOOR  
APPROX. FLOOR  
AREA 378 SQ.FT.  
(35.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 364 SQ.FT.  
(33.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 742 SQ.FT. (69.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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#### Agents Notes

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