

Bluebell

ESTATES



105a, Bull Lane, Eccles, ME20 7HT
£1,200 Per Month

About this property.....

****Newly Constructed Detached One-Bedroom Bungalow | Driveway | EV Charger | Available Mid-September****

Available to let from mid-September is this one-bedroom detached bungalow, finished to a high specification and offered unfurnished.

The accommodation comprises an open-plan kitchen, dining and living room with French doors opening onto a private side garden, creating a light and airy living space. The contemporary kitchen is fitted with an integrated fridge/freezer, electric oven and induction hob, together with space for a washing machine and a slimline dishwasher.

The property also offers a double bedroom with built in wardrobe and a stylish modern shower room, all finished to an excellent standard.

Externally, there planted shingle front garden, a side garden with lawn, planted borders and a patio area together with an enclosed rear courtyard providing additional outdoor space and a useful storage shed. A block paved driveway provides off-road parking for two vehicles and benefits from an EV charging point.

This energy-efficient, newly built home is ideally suited to someone looking for modern, low-maintenance accommodation all on one floor. Offered unfurnished and available from mid-September, early viewing is highly recommended.

Situation.....

If you have a soft spot for tranquil countryside strolls, Eccles is the perfect village for you. Discover Neolithic stones at Kits Coty or take in the idyllic Chapel Down vineyards on your leisurely walk. Cap off your excursion with a stop at the dog-friendly village pub, The Red Bull. Just beyond the village lies The Friars, an ancient religious house open to visitors and offering a serene garden, cafe, and farmers market. If you have young children and prefer a quaint village school, St. Marks primary school is a mere stone's throw away, boasting a Good rating in the latest Ofsted inspection and serving around 120 pupils (as at 2022). Local amenities include a village shop with postal services and a doctors' surgery complete with a dispensing chemist. For commuters, the M2 at the top of nearby Blue Bell Hill or the M20 at the bottom are easily accessible. Eccles village is a mere 22-minute drive (16 miles) from Ebbsfleet International Station, offering frequent trains to London St. Pancras in as little as 19 minutes.









Useful Information.....

COUNCIL TAX BAND TBA - NOT YET ALLOCATED AS NEW BUILD

SECURITY DEPOSIT = FIVE WEEKS' RENT

MINIMUM INCOME REQUIRED = £36,000 PER YEAR

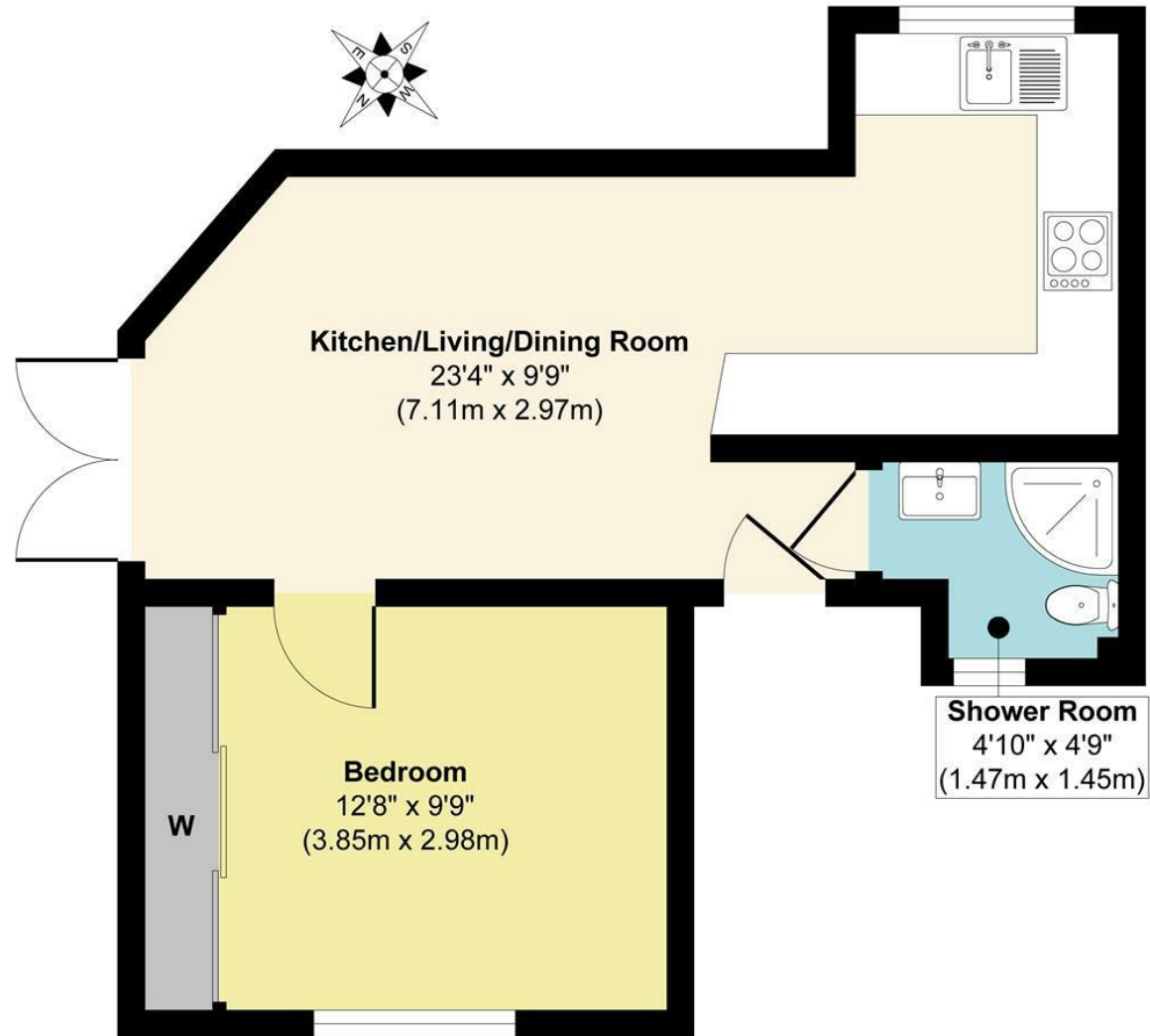
TENANTS WITH PETS = CONSIDERED

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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Floor Plan

Approx. Gross Internal Floor Area 384 sq. ft / 35.71 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



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