



105, Bull Lane, Eccles, ME20 7HT
£1,600 PCM

About this property.....

This well-presented family home offers an entrance porch, a modern open-plan kitchen/dining room, and a spacious living room with French doors opening onto the rear garden.

Upstairs, there are three bedrooms and a family bathroom accessed from the first-floor landing. The easterly-facing rear garden features a newly laid patio and raised lawn, while to the front there is a block-paved driveway providing ample parking for multiple vehicles.

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 C

SECURITY DEPOSIT = FIVE WEEKS' RENT

MINIMUM INCOME REQUIRED = £48,000

TENANTS WITH PETS = CONSIDERED

TENANTS WHO SMOKE = NOT ACCEPTABLE

HOLDING DEPOSIT = ONE WEEKS' RENT

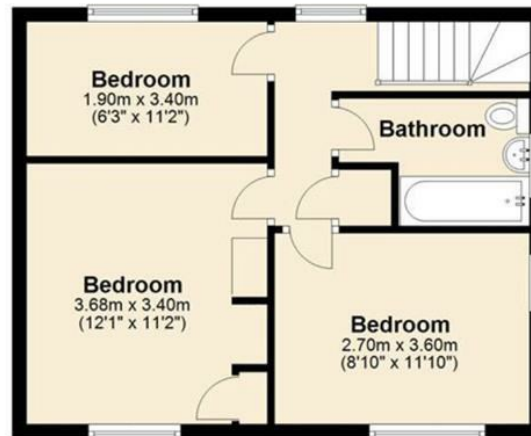
This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee)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

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Ground Floor



First Floor



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.



