



philip INDEPENDENT
ESTATE AGENT
Jarvis



1 Rock Hill Road, Egerton, Kent. TN27 9DR.

£1,600 pcm

Property Summary

"I am always really taken by the amount of space available with this house arranged over three floors. There is also a super balcony to the rear with views over The Weald". - Philip Jarvis, Director.

A particularly well presented three bedroom end of terraced house found in the ever popular village of Egerton.

The property benefits from a recently fitted kitchen, shower room/cloakroom and a balcony.

The living accommodation is arranged with a sitting room, 23ft kitchen/diner and stairs leading down to the family room. There is also on the ground floor a most useful shower room/cloakroom. On the first floor over the three bedrooms and large family bathroom.

There is also double glazing and gas central heating. There is an attractive balcony found off the kitchen/diner with views over The Weald. There is also a small enclosed rear garden with useful storage area with plumbing for a washing machine.

Egerton is a most popular village boasting an excellent primary school. The large villages of Lenham and Headcorn are within an easy drive. Both of these villages also have schools and have railway stations providing access to London Victoria and London Bridge respectively.

Features

- Well Presented Three Bedroom End of Terraced House
- Arranged Over Three Floors
- Sitting Room & Lower Ground Floor Family Room
- Newly Fitted Kitchen/Diner
- Modern Shower Room/ Cloakroom
- Attractive Balcony & Enclosed Garden
- Double Glazing & Gas Central Heating
- Parking Available Nearby
- Popular Village Location
- Council Tax Band D
- EPC Rating: D



Ground Floor

Entrance Door To

Hall

Stairs to first floor. Understairs cupboard. Radiator. Double glass doors to

Sitting Room

13' 8" x 10' 8" (4.17m x 3.25m) Double glazed bow window to front. Radiator.

Kitchen/Diner

23' 10" max x 10' 0" (7.26m x 3.05m) Two double glazed windows to rear. Double glazed window to side. Double glazed doors to decked balcony area. Range of newly fitted grey shaker base and wall units. White one and a half bowl sink unit. Belling range cooker with Rangemaster double extractor hood over. Integrated dishwasher. Space for fridge/freezer. Feature vertical radiator. Storage cupboard. Tiled floor. Staircase to family room.

Shower Room/Cloakroom

Double glazed Velux window to side. White suite of concealed low level WC and corner hand basin. Fully tiled shower cubicle with Aqualisa shower unit. Extractor fan. Downlighting. Tiled floor.

Lower Ground Floor

Family Room

Double glazed doors to rear garden. Radiator. Laminate flooring. Small storage cupboard to one corner. Access to further storage area. Downlighting.

First Floor

Landing

Double glazed window to side. Access to loft.

Bedroom One

12' 0" x 11' 8" (3.66m x 3.56m) Double glazed window to rear. Radiator. Built in wardrobe cupboard to one wall.

Bedroom Two

12' 0" x 9' 2" (3.66m x 2.79m) Double glazed window to front. Radiator.

Bedroom Three

7' 10" x 6' 0" (2.39m x 1.83m) Double glazed window to front. Radiator.

Bathroom

Double glazed window to side and rear. White suite of low level WC, pedestal hand basin and panelled bath. Fully tiled walls. Chrome towel rail. Extractor fan. Downlighting. Airing cupboard with radiator.

Exterior

Front

Small shingled area to front with picket fence. Side access.

Rear

Enclosed garden approximately 25ft x 12ft. Laid to lawn. Useful storage area with plumbing for washing machine. Further storage area to one side of the house.

Balcony

Attractive decked balcony area off the kitchen/diner area with views over Egerton cricket pitch and then The Weald.

Parking

Although there is no allocated parking with the property the local village car park is found directly behind the property accessed via a flight of stairs.



Tenancy Information
What Fees We Can Ask You To Pay

BEFORE YOU MOVE IN:

- Holding Deposit of £150.00 (which must not equate to more than one weeks' rent) This is to reserve the property. Please note, this will be withheld if any relevant person (including any guarantors) 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 fifteen calendar days (or other deadline for agreement as mutually agreed in writing).

- Security Deposit of five weeks' rent. This covers damages or defaults on the part of the Tenant during the Tenancy.

DURING YOUR TENANCY:

- Unpaid rent: Interest at 3% above the Bank of England Base Rate from rent due date until paid in order to pursue non payment of rent. Please note: This will not be levied until the rent is more than fourteen days in arrears.

- Lost keys or other security devices: Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the Tenant. If extra costs are incurred there will be a charge of £15.00 per hour (inc.VAT) for the time taken replacing lost key(s) or other security device(s).

- Variation of contract (Tenant's request): £50.00 (inc.VAT) per agreed variation. To cover the costs associated with taking Landlord's instructions as well as the preparation and execution of new legal documents.

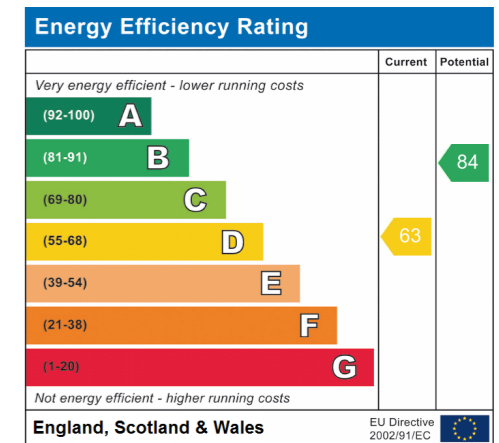
- Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution of new legal documents.

- Early termination (Tenant's request): Should the Tenant wish to leave their contract early, they shall be liable to the Landlord's costs in re-letting the Property as well as all rent due under the Tenancy until the start date of the replacement Tenancy. These costs will be no more than the maximum amount of rent outstanding on the Tenancy.

FURTHER INFORMATION:

- Philip Jarvis Estate Agent Ltd is a member of The Property Ombudsman Redress Scheme. www.tpos.co.uk

- Philip Jarvis Estate Agent Ltd is part of the PropertyMark Client Money Protection Scheme. Scheme reference: C0014138.



Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.



Viewing Strictly By Appointment With