



philip INDEPENDENT
ESTATE AGENT
Jarvis

2 Coult's Close Pound Road, East Peckham, Tonbridge, Kent. TN12 5BQ.

£2,000 pcm



Property Summary

"Tucked away to one corner of this development and with views over open countryside". - Philip Jarvis, Director.

A brand new two bedroom detached home found in the ever popular village of East Peckham.

An internal viewing comes highly recommended to fully appreciate everything this new house has on offer.

Downstairs there is an open plan living/dining/kitchen area with separate sitting/family room. There is also a cloakroom. Upstairs there are two double bedrooms and a bathroom.

There is a pleasant rear garden and a brick block driveway to one side with an electric charging point.

East Peckham is a most popular village offering a wide range of local amenities to include a primary school and shops. The nearest railway station is at Paddock Wood approximately three miles away. The larger towns of Tonbridge, seven miles, and Tunbridge Wells, nine miles, are easily accessed.



Features

- Two Bedroom Detached House
- Views To Front Over Open Countryside
- Separate Sitting/Family Room
- Two Double Bedrooms
- Gated Courtyard Development
- Council Tax Band TBC
- Brand New & Ready To Move Into
- Well Fitted Kitchen With Quartz Worktops
- Downstairs Cloakroom
- Driveway For Two Cars
- EPC Rating: B



Ground Floor

Entrance Door To

Hall

Double glazed window to side. Stairs to first floor. Small understairs cupboard. Tiled floor. Underfloor heating.

Cloakroom

Double glazed frosted window to side. White suite of low level WC and pedestal hand basin. Local tiling. Extractor. Downlighting. Tiled floor. Underfloor heating.

Open Plan Living/Dining/Kitchen Area

26' 0" x 15' 10" to 8' 6" (7.92m x 4.83m) Double glazed window to front and rear. Tiled floor. Underfloor heating. Range of brand new base and wall units. Quartz worktops with inset and one and a half bowl stainless steel sink unit. Electric oven and hob with stainless steel extractor over. Plumbing for washing and space for fridge/freezer.

Sitting/Family Room

10' 2" x 8' 2" (3.10m x 2.49m) Double glazed window to side and double glazed doors to rear. Tiled floor. Underfloor heating.

First Floor

Landing

Double glazed window to side. Access to loft.

Bedroom One

12' 5" x 12' 3" max (3.78m x 3.73m) Double glazed window to front. Radiator. Double airing cupboard. Flooring.

Bedroom Two

15' 10" x 9' 6" narrowing to 8' 6" (4.83m x 2.90m) Double glazed window to rear. Radiator. Flooring.

Bathroom

Double glazed frosted window to side. White suite of low level WC, pedestal hand basin and panelled bath with shower attachment. Glass screen. White towel rail. Downlighting. Extractor.

Exterior

Front Garden

Small area to lawn. Shrub bed. Path to front door.

Rear Garden

Approximately 30ft in length. Laid to lawn with patio area. Garden shed. Side gate.

Parking

Brick block driveway to side. Electric charging point.



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.

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Viewing Strictly By Appointment With

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