



philip INDEPENDENT
ESTATE AGENT
Jarvis



5 Bray Gardens, Loose, Kent. ME15 9TR.

£1,800 pcm

Property Summary

A four bedroom detached house in Loose ready to move straight into.

This home has just been redecorated and carpeted throughout and an early viewing comes most recommended.

The accommodation is arranged with two separate reception areas, well fitted kitchen and cloakroom downstairs.

Upstairs there are four bedrooms and shower room.

There is a long driveway to one side of the house leading to the garage with electric up and over door. There is an enclosed 50ft rear garden that enjoys a sunny aspect and has an extensive patio area and gate to side.

Well positioned, in a sought after residential district of Loose, there is excellent access to Maidstone and the M20 motorway.

Features

- Four Bedroom Detached House
- Two Reception Rooms
- Available Now
- New Carpets
- 50ft Rear Garden
- Council Tax Band E
- Fitted Kitchen & Shower Room
- Popular Residential Area of Maidstone
- Driveway & Garage To Side
- Redecorated
- EPC Rating: D

Ground Floor

Entrance Door To:

Lobby

Radiator. Casement door to hall. Door to:

Cloakroom

Double glazed frosted window to side. Concealed low level WC. Feature vanity hand basin. Radiator. Tiled floor. Half tiled walls.

Hall

Stairs to first floor. Understairs cupboard. Radiator. New carpet. Double casement doors to

Sitting Room

17' 2" x 11' 10" (5.23m x 3.61m). Double glazed bow window to front. Radiator. New carpet. Leads through to

Dining Room

11' x 9' 9" (3.35m x 2.97m). Double glazed door to rear with double glazed full length windows to either side. Radiator. New carpet.

Kitchen

11' 2" x 8' 9" (3.40m x 2.67m). Double glazed window to rear. Double glazed door to side. Range of modern base and wall units. Stainless steel 1 1/2 bowl sink unit. Stainless steel electric oven and hob with extractor over. Integrated dishwasher and washing machine. Integrated fridge/freezer. Feature radiator. Tiled floor. Recess lighting.

First Floor

Landing

Double glazed window to side. Cupboard housing boiler. Access to loft.

Bedroom One

12' 5" x 10' 10" (3.78m x 3.30m). Double glazed window to rear. Radiator. New carpet.

Bedroom Two

11' x 10' (3.35m x 3.05m). Double glazed window to front. Radiator. New carpet.

Bedroom Three

9' 4" x 7' 11" (2.84m x 2.41m). Double glazed window to rear. Radiator. Cupboard. New carpet.

Bedroom Four

9' 10" x 7' 10" (3.00m x 2.39m). Double glazed window to front. Radiator. Cupboard. New carpet.

Shower Room

Double glazed frosted window to side. White suite of low level WC, square pedestal hand basin and fully tiled shower cubicle. Chrome towel rail. Tiled floor. Part tiled walls. Recess lighting. Extractor.

Exterior

Front

Laid mainly to lawn.

Rear

Approximately 50ft in length. Laid to lawn with shrub beds and patio area. Side access.

Garage

Driveway leading to garage with electric up and over door.



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.

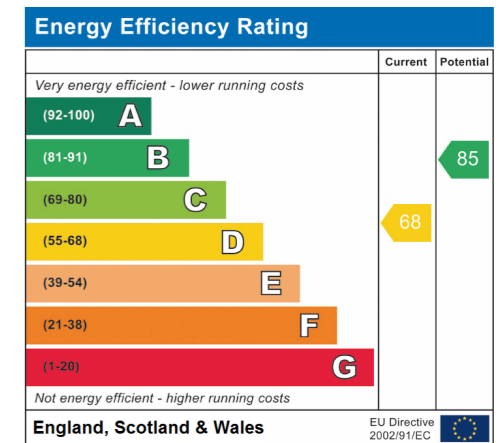
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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