



philip
INDEPENDENT
ESTATE
AGENT
Jarvis



2 Eliza Cottages, Old Ashford Road, Charing, Kent. TN27 0JG.

£925 pcm

Property Summary

"I really like this character cottage found in the heart of popular Charing". - Philip Jarvis, Director.

A two bedroom character Grade II listed cottage found within the heart of Charing village. This property certainly warrants early consideration and is available with no forward chain.

The cottage comprises of an entrance hall, sitting room, kitchen, two bedrooms and upstairs bathroom. Added to this there is a pleasant courtyard garden.

In addition there are sash windows, brick fireplace with wood burner and gas central heating.

Charing is a most popular character village found between Maidstone and Ashford. There is a railway station only a short walk away and there are good road links to the M20 motorway with access to London and the continent.

Features

- Two Bedroom Cottage
- Modern Kitchen And Bathroom
- Sitting Room With Woodburner
- Upstairs Bathroom
- Council Tax Band C
- Central Village Location
- Modern Heating System
- Courtyard Garden
- Energy Efficiency Rating C

Ground Floor

Entrance Door To:

Hall

Stairs to first floor.

Sitting Room

13' 6" max x 10' 10" (4.11m x 3.30m). Sash window to front. Feature brick fireplace with cast iron woodburner. Dwarf cupboard to one recess. TV and telephone point. Varnished floorboards. Door to:

Kitchen

11' 6" narrowing to 7' 8" x 9' 4" (3.51m x 2.84m). Sash window to rear. Fitted range of white base and wall units with worktops over. Inset composite single bowl sink unit. Stainless steel four ring gas hob with extractor over. Indesit stainless steel electric oven. Washing machine. Cupboard housing Alpha combination boiler. Part wood panelled walls. Tiled floor. Breakfast bar. Radiator. Door to garden:

First Floor

Landing

Doors to:

Bedroom One

10' 10" into doorwell x 10' 8" into alcove (3.30m x 3.25m). Sash window to front. Radiator. Walk in wardrobe.

Bedroom Two

10' 4" x 6' 2" (3.15m x 1.88m). Sash window to rear. Radiator.

Bathroom

Fitted white suite of low level WC, contemporary vanity sink unit and panelled bath with shower attachment and glass shower screen. Electric chrome heated towel rail. Tiled walls and floor. Recessed lighting. Extractor fan.

Exterior

Garden

To the rear is a courtyard measuring approximately 25ft. Two brick outbuildings. Pedestrian access to one side.



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.

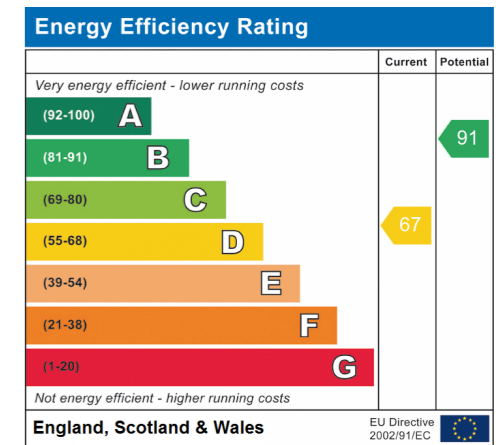
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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