



**16 Woodbrook | Charing |  
Ashford | TN27 0DN  
| £1,450 PCM**

- Well Extended Three Bedroom Semi-Detached House
- Three Reception Areas
- Well Fitted Kitchen & Utility
- Downstairs Shower/Cloakroom
- Attractive Rear Garden
- Garage & Driveway To Side
- Ever Popular Residential Development
- EPC Rating: D

Book now to view this well extended three bedroom semi-detached house found in ever popular Woodbrook in Charing.

This well presented house benefits from three reception areas plus a useful utility room and shower room/cloakroom downstairs. Upstairs all three bedrooms boast fitted cupboards and there is also a second shower room.

Outside there is a driveway and garage to one side plus an attractive rear garden.

This property is now available to rent.

## Ground Floor

### Entrance Door To

#### Hall

Double glazed window to front. Stairs to first floor. Understairs cupboard.

#### Living Room

13' 8" x 12' 8" (4.17m x 3.86m) Double glazed window to front. Radiator. Gas fire with surround. TV cabinet. Leads through to

#### Dining Room

10' 5" x 8' 11" (3.18m x 2.72m) Radiator. Karndean flooring. Leads through to

#### Sun Lounge

19' x 5' (5.79m x 1.52m) Double glazed window to rear. Double glazed door to rear. Feature column radiator. Karndean flooring.

#### Kitchen

10' 5" x 9' 5" (3.18m x 2.87m) Range of base and wall units. Stainless steel one and a half bowl sink unit. AEG five ring gas hob with AEG extractor over. AEG double electric oven. Integrated dishwasher. Karndean flooring. Understairs cupboard.

#### Rear Lobby/ Utility Room

14' 6" x 9' max narrowing to 5' (4.42m x 2.74m) Plumbing to washing machine. Radiator. Tiled floor. Door to garage. Double glazed door to rear.

#### Shower Room

Double glazed window frosted to rear. White suite of low level WC, pedestal hand basin and double shower cubicle. Radiator.

## First Floor

### Landing

Double glazed window to side. Cupboard.

#### Bedroom One

12' x 11' 5" (3.66m x 3.48m) Double glazed window to front. Radiator. Double wardrobe cupboard.

#### Bedroom Two

12' x 9' 6" (3.66m x 2.90m) Double glazed window to rear. Two single wardrobe cupboards. Three mirrored wardrobe cupboards.



### Bedroom Three

8' 9" x 8' (2.67m x 2.44m) Double glazed window to front. Double wardrobe cupboards. Radiator.

### Shower Room

Two double glazed windows to rear. White suite of low level WC, wall hung hand basin and large shower cubicle. Extractor. White towel rail. Radiator.

## Exterior

### Front Garden

Laid to lawn with driveway leading to garage.

### Rear Garden

Laid to lawn with patio area. Shrubs and trees.

### Garage

Electric up and over door. Power and lighting. Worcester combination boiler. Door to rear lobby/utility room.

## Tenancy Information

### What fees can we 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](http://www.tpos.co.uk)
- Philip Jarvis Estate Agent Ltd is part of the PropertyMark Client Money Protection Scheme. Scheme reference: C0014138.



Misrepresentation Act 1967

These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

### Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says 'assumed', it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average