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INDEPENDENT  
ESTATE  
AGENT  
Jarvis





## 3 Bobbin Close, Headcorn, Ashford, Kent. TN27 9AW.

£2,650 pcm

### Property Summary

"It is not often that a property of this size and quality becomes available in such a sought after location". - Philip Jarvis, Director.

A five bedroom executive style detached house found in a most sought after modern development in Headcorn.

Built approximately six years ago this house still has a real modern fresh feel and offers well proportioned accommodation. There are two large separate reception rooms plus a fully fitted kitchen/breakfast room with double doors into the garden. In addition there is a useful utility room and cloakroom downstairs.

Upstairs the master bedroom boasts fitted wardrobes and an ensuite shower room. There are three further double bedrooms and a single bedroom and family bathroom.

There is a landscaped rear garden with both a patio and decking area. There is a double width driveway leading to the double garage.

Available in November 2024, an early viewing comes most recommended.

Headcorn is a popular village and has a good range of shops and amenities. There is a popular primary school and railway station with access to four London stations with London Bridge only being 55 minutes away. Both the school and station are less than a 10 minute walk. Sutton Valence Preparatory School is only a short drive away.

### Features

- Executive Five Bedroom Detached House
- Kitchen/Breakfast Room
- Ensuite To Master Bedroom
- Walking Distance of Village Centre
- Sought After Development
- EPC Rating: B
- Two Separate Reception Rooms
- Utility & Cloakroom
- Landscaped Rear Garden
- Garage & Driveway
- No Onward Chain
- Council Tax Band G

## Ground Floor

### Entrance Door To

### Hall

Radiator. Stairs to first floor. Understairs cupboard. Further cupboard. Amtico flooring.

### Cloakroom

Double glazed frosted window to front. White suite of low level WC. Wall hung hand basin. Radiator. Local tiling. Amtico flooring.

### Sitting Room

18' 4" into bay x 15' 6" (5.59m x 4.72m) Double glazed bay window to front. Two radiators. Fireplace with gas fire. Double doors to

### Dining Room

14' 4" x 10' 0" (4.37m x 3.05m) Double glazed window to side. Double glazed doors to rear. Radiator. Amtico flooring.

### Kitchen/Breakfast Room

14' 2" x 14' 6" (4.32m x 4.42m) Double glazed window to rear. Double glazed doors to rear. Contemporary range of base and wall units. Bosch double electric oven. Four ring Bosch gas hob with feature extractor over. Inset one and a half bowl sink unit. Quartz worktops. Integrated dishwasher. Integrated fridge/freezer. Central island with breakfast bar. Radiator. Downlighting. Amtico flooring;.

### Utility Room

Double glazed window to rear. Space for washing machine and tumble dryer. Stainless steel single bowl sink unit. Bose units. Radiator. Amtico flooring. Doors to garage.

## First Floor

### Landing

Access to loft. Double airing cupboard.

### Bedroom One

14' 10" into bay x 11' 4" to wardrobe doors plus recess (4.52m x 3.45m) Double glazed bay window to front. Triple sliding door wardrobe cupboards to one wall. Radiator.

### Ensuite Shower Room

Double glazed frosted window to side. White suite of concealed low level WC and twin wall mounted hand basins. Large fully tiled shower unit. Chrome towel rail. Local tiling. Extractor.

### Bedroom Two

19' 0" x 14' 0" (5.79m x 4.27m) Double glazed window to front and rear. Two radiators.

### Bedroom Three

12' 10" x 8' 9" plus doorwell (3.91m x 2.67m) Double glazed windows to rear. Radiator with decorative cover.

### Bedroom Four

10' 8" x 9' 1" (3.25m x 2.77m) Double glazed window to front. Radiator with decorative cover.

### Bedroom Five

10' 1" x 7' 9" (3.07m x 2.36m) Double glazed window to rear. Radiator.

### Bathroom

Double glazed frosted window to rear. White suite of concealed low level WC. Wall hung hand basin and panelled bath with shower attachment, Separate fully tiled shower cubicle. Chrome towel rail. Extractor. Downlighting. Amtico flooring.

## Exterior

### Front

Shrubs beds to front. Path to front door. Double width driveway to leading to double garage.

### Rear Garden

Approximately 35ft in length by 50ft in width. Landscaped garden with extensive patio area. Path to attractive decking area to bottom of garden. Play area with equipment. Outside lighting.

### Garage

Up and over doors. Power and lighting. Window and door to rear. Wall mounted central heating boiler.

The current owners have partitioned the garage creating either an area for storage or parking to the left-hand 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.

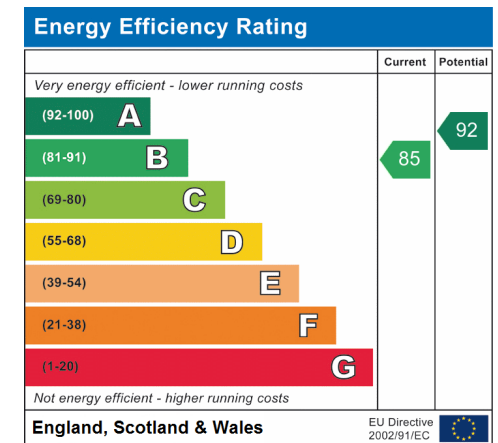
- Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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

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



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**