



philip INDEPENDENT  
ESTATE AGENT  
Jarvis



1 Russett Oast, Bicknor Lane, Bicknor, Sittingbourne, Kent. ME9 8AX.

£1,850 pcm

## Property Summary

"I really like the space and character of this attached barn found in rural Bicknor" - Sally Pascoe, Sales & Letting Executive.

A three bedroom attached Oast found in Bicknor. Forming the front half of the building the accommodation is arranged with the three bedrooms and bathroom found downstairs. There is an ensuite shower room off the roundel which is also the main bedroom.

Upstairs there is a large open plan living area leading through to the kitchen/breakfast room which is in the first floor roundel.

There is a parking area to the left hand side of the Oast and a separate enclosed garden behind the parking area. An early viewing comes most recommended to fully appreciate this property.



## Features

- Three Bedroom Attached Barn
- Fitted Kitchen/Breakfast Room With Vaulted Ceiling
- Parking Area To One Side
- Rural Location
- Council Tax Band: TBC
- Large Open Plan Living Area
- Master Bedroom With Ensuite Shower Room
- Separate Enclosed Rear Garden
- Available May 2025
- EPC Rating: E

## Ground Floor

### Hall

Tiled floor. Stairs to first floor. Small understairs cupboard. Underfloor heating. Double cupboard with plumbing for washing machine. Airing cupboard. Exposed beams.

### Bedroom One

16' 10" x 16' 10" plus doorwell (5.13m x 5.13m) Circular shaped room. Two double glazed windows. Wood flooring. Underfloor heating. Exposed beams. Door to

### Ensuite Shower Room

White suite of low level WC. Pedestal hand basin and corner shower cubicle. Fully tiled walls. Chrome towel rail. Tiled floor. Extractor. Downlighting.

### Bedroom Two

10' 0" x 9' 9" max narrowing to 6' 4" (3.05m x 2.97m) Double glazed window to front. Carpet. Underfloor heating. Exposed beams.

### Bedroom Three

10' 4" x 6' 3" (3.15m x 1.91m) Double glazed window to front. Carpet. Underfloor heating. Exposed beams.

### Bathroom

White suite of low level WC, pedestal hand basin and panelled bath with shower attachment. Fully tiled walls. Chrome towel rail. Tiled floor. Extractor. Downlighting.

## Kitchen

16' 10" x 16' 10" plus doorwell (5.13m x 5.13m) Circular shaped room. Four windows. Tiled floor. Rangemaster cooker. Range of base and wall units. Dishwasher. American style fridge/freezer (see agents note).

## Living/Dining Area

28' 3" x 15' 4" (8.61m x 4.67m) Three windows. Wood flooring. Underfloor heating. Feature fireplace. Exposed beams. Door to external staircase.

## Exterior

### Front

Area to front leading to parking area.

### Parking

Parking for two cars to left hand side of the Oast. There is a turning area to the front of the property.

### Rear Garden

Enclosed area to the rear of the property accessed via a gate to the rear of the parking area. There is garden shed.

## Agents Note

1. There is a separate drainage charge currently of £7.50 for the sewage disposal.
2. The property uses LPG. A contract will need to be set up with Flo gas for the supply.
3. The fridge/freezer is for the use of the tenant but comes with no warranty.



**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.

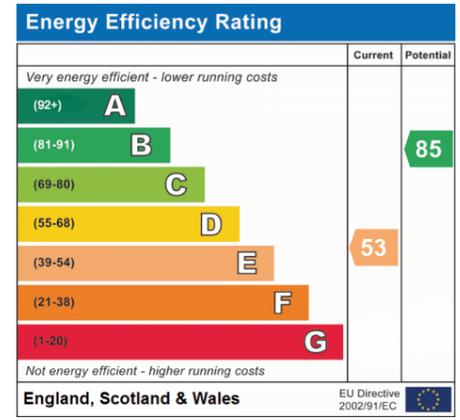
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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

