



Birchwood House

4

philip INDEPENDENT ESTATE AGENT jarvis



## 4 Mill Bank, Headcorn, Ashford, Kent. TN27 9RD.

£1,950 pcm

### Property Summary

"What I really like about this house is the light and airy feel of each of the rooms and how closely positioned it is for the centre of Headcorn". - Philip Jarvis, Director.

A modern four bedroom detached house set back from the road in Headcorn.

The accommodation is arranged with a dual aspect 26ft sitting room with double glazed doors looking out over the garden, There is a kitchen/dining room and a cloakroom downstairs.

Upstairs the master bedroom has an ensuite shower room and there are three further double bedroom and a family bathroom.

There is a driveway to the side of the house leading to a larger than normal garage and an enclosed rear garden.

Well positioned, the village centre is only a short walk away. Headcorn is a popular village and has an excellent 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

- Four Bedroom Detached House
- Kitchen/Diner
- Master Bedroom With Ensuite Shower Room
- Enclosed Rear Garden
- EPC Rating: D
- 26ft Sitting Room
- Downstairs Cloakroom
- Large Garage & Driveway
- Walking Distance To Centre of Village
- Council Tax Band F

## **Ground Floor**

### **Entrance Door To**

### **Porch**

Double glazed window to front. Laminate floor. Door to

### **Hall**

Stairs to first floor. Understairs cupboard. Storage cupboard. Radiator. Laminate floor.

### **Cloakroom**

White low level WC. Hand basin. Local tiling.

### **Sitting Room**

26' 8" x 12' 8" (8.13m x 3.86m) Double glazed window to front. Double glazed patio doors to rear. Two radiators. Laminate floor. Fireplace. To one end of the sitting room would make an ideal study area.

### **Kitchen/Diner**

Dining area - 10' 7" x 9' 9" (3.23m x 2.97m) Kitchen area - 10' 7" x 9' 10" (3.23m x 3.00m) Double glazed window to side and front. Double glazed door and window to rear. Range of base and wall units. Stainless steel single bowl sink unit. Bosch double electric oven. Bosch stainless steel five ring gas hob with extractor hood over. Integrated dishwasher. Integrated fridge. Plumbing for washing machine. Part tiled. Part laminate floor. Radiator.

### **Landing**

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Double glazed window to rear. Access to loft.

### **Bedroom One**

11' 0" x 10' 2" plus doorwell (3.35m x 3.10m) Double glazed window to front. Radiator. Door to

### **Ensuite Shower Room**

White suite of low level WC and hand basin. Fully tiled shower cubicle. Part tiled walls. Laminate floor. Extractor.

### **Bedroom Two**

12' 10" x 8' 10" (3.91m x 2.69m) Two double glazed windows to rear. Radiator.

### **Bedroom Three**

10' 9" x 10' 0" (3.28m x 3.05m) Double glazed window to rear. Airing cupboard.

### **Bedroom Four**

9' 11" x 9' 9" plus doorwell (3.02m x 2.97m) Double glazed window to front. Radiator.

### **Bathroom**

Double glazed frosted window to rear. White suite of low level WC, pedestal hand basin and panelled bath with shower attachment. Part tiled walls. Laminate floor. Chrome towel rail.

### **Exterior**

#### **Front**

Laid to lawn with hedge to front boundary.

#### **Rear Garden**

Approximately 50ft in length. Path leading to main area of garden with access down five steps. Garden laid to lawn.

#### **Parking**

Shared entrance with 2 Mill Bank leading to a driveway and access to garage.

#### **Garage**

Approximately 16' x 13'. Electric up and over door. Pedestrian door to side. Power and lighting. Eaves storage.



**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.

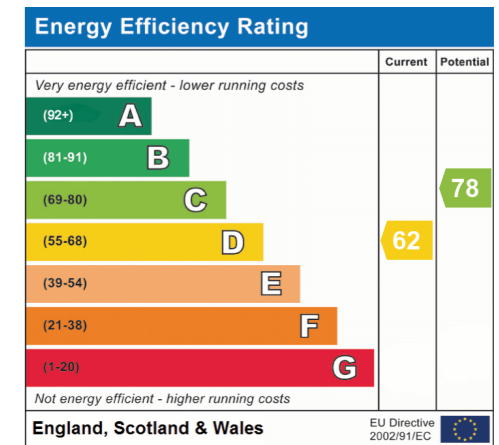
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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