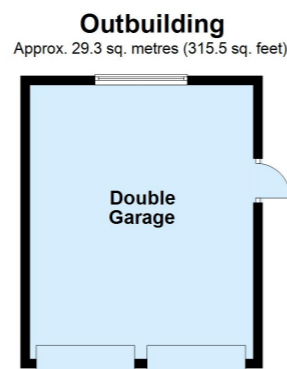


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 184.6 sq. metres (1986.7 sq. feet)
 This plan is for general layout guidance and may not be to scale.
 Plan produced using PlanUp.



Viewing by appointment with our Petts Wood Office - 01689 606666

Hobs Well, St Pauls Wood Hill, Orpington, Kent, BR5 2SR

£3,250 pcm

- Available 1st October 24
- Pet Friendly Property
- Double Garage
- Newly Decorated Interior
- Five Generous Bedrooms
- Re-modelled Bathroom
- Ample Parking
- New Fitted Kitchen

Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
 Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and MAP Limited Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ Rent4sure Limited Referencing Company and can receive rebates against their charges if tenants or landlords take out various products. For further details, please visit our website - www.proctors.london



Hobs Well, St Pauls Wood Hill, Orpington, Kent, BR5 2SR

AVAILABLE TO RENT FROM 1ST OCTOBER 2024. This deceptively spacious 1960's built single-storey detached dwelling is set back off St Pauls Wood Hill behind a gated entrance, situated on the Chislehurst/ Petts Wood borders and conveniently placed for a variety of amenities, nearby transport links and schools. First time available to the rental market the accommodation comprises up to five generous bedrooms, a double aspect living room which is open plan to a separate dining room, a sparkling new kitchen with new gloss white cabinetry, newly fitted bathroom with bath and electric shower, and bright entrance hall. Benefits to note include built-in wardrobes and cupboards, kitchen appliances, new blinds and curtains, good storage areas, gas central heating by warm air, double garage with two electric up and over doors, parking for several cars via a gated entrance, secluded gardens, new carpets to the bedrooms and retro look oak strip flooring in the main living areas. A short term rental is available (12 months plus) and the Landlords are pets friendly. Please call Proctors Petts Wood for further information or an appointment to view. **SOLE AGENTS.**

Location

Lettings Terms and Conditions

Tenant Permitted Payments: HOLDING DEPOSIT (PER TENANCY) – ONE WEEK'S RENT.(Proctors are not taking holding deposits) This is to reserve a property. Please Note: This will be withheld if any relevant person (including guarantor(s) 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 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

SECURITY DEPOSIT (PER TENANCY. RENT UNDER £50,000 PER YEAR) Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

SECURITY DEPOSIT (PER TENANCY. RENT IN EXCESS OF £50,000 PER YEAR) Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

UNPAID RENT Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid. Please Note: This will not be levied until the rent is more than 14 days in arrears.

LOST KEY(S) OR OTHER SECURITY DEVICE (S) Tenants are liable for 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 any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (Inc. VAT) for the time taken replacing lost key(s) or other security device(s).

VARIATION OF CONTRACT (TENANT'S REQUEST) £50 (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 (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 for 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.

GREEN DEAL To make payments towards Energy Efficiency improvement under a Green Deal charge (as set in Section 1 of the Energy Act 2011) or any subsequent energy efficiency scheme is a Permitted Payment if the tenancy agreement requires the payment to be made.

OTHER PERMITTED PAYMENTS

- Rent
- Utilities and council tax/TV licence
- Communication services, cable, satellite, subscription and installation
- Default fees
- Any other permitted payments, not include above, under the relevant legislation including contractual damages.

TENANT PROTECTION: Proctors are member of Propertymark and CMP Client Money Protection which are client money protection schemes and are also members of The Property Ombudsman which is a redress scheme. You can find out more details on our website www.proctors.london or by contacting us direct.



GROUND FLOOR

Covered Porch

Exterior side door leading to the side garden giving access to the kitchen and garage.

Entrance Hall

Solid entrance door with double glazed window to side, natural wooden flooring, patio doors to courtyard style garden.

Cloakroom

Inner room for coats and shoes, hand wash basin on vanity unit, central heating boiler, door to W.C.

Separate W.C

Double glazed window to front, W.C..

Main Living Room

Double aspect with picture window to rear overlooking the garden, sliding patio doors to side aspect, open plan to dining room, natural wooden flooring, wood burner (not in use), fitted display shelving.

Dining Room

Sliding patio doors to garden, natural wooden flooring.

Kitchen

Double glazed window to rear, range of white gloss wall and base cabinetry, built-in double oven, new gas hob unit set in worktop, recessed extractor hood, built-in pantry cupboard, single sink

unit



and drainer, breakfast bar with stools, fitted washing machine, fridge/freezer, window blinds, double glazed door leading to garage and covered porch, double glazed window to front aspect.

Inner Hallway

Built in cupboard housing central heating boiler, built in airing cupboard with hot water cylinder.

Bedroom One

Double glazed window to rear with French door, double glazed window to front, fitted wardrobes, new fitted carpet.

Bedroom Two

Double glazed window to side, double glazed window to side, built in wardrobe, newly fitted carpet.

Bedroom Three

Two double glazed windows to side, built in wardrobes, newly fitted carpet.

Bedroom Four

Double glazed window to rear, built in wardrobes, newly fitted carpet.

Bedroom Five/ Home Office

Double glazed window to rear, newly fitted carpet.

Bathroom

Double glazed opaque window, brand new white suite comprising bath with electric shower, rainforest head, shower screen, hand wash basin on vanity unit,



W.C.

OUTSIDE

Double Garage

Two electric up and over doors, window to rear, ample storage. Pedestrian door to side.

Gardens

Garden covering four elevations of the property. Mature woodlands areas, family section laid to lawn laid to lawn.

Parking

Via private vehicular wooden gates. Parking for several cars. Concealed entrance.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: E

Tenancy Information

Rent: £3,250.00 PCM Paid in Advance
Security Deposit: £3750.00 Five weeks Rent with DPS paid in advance
Furnishing: Unfurnished to include cooking appliances and white goods.
Availability: From 1st October 2024
Term: Initially 12 months
Restrictions: No smokers, no sharing
Pet Policy: Pets considered