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philip
INDEPENDENT
ESTATE
AGENT
Jarvis



15 Cavendish Way, Bearsted, Maidstone, Kent. ME15 8PN.

£1,495 pcm

Property Summary

"There is such a beautiful private garden to enjoy and the location is brilliant". - Matthew Gilbert, Branch Manager.

Welcoming to the market this superb two bedroom semi detached bungalow located in the middle of Bearsted. The property comprises of a small entrance porch, hallway, kitchen, large living and dining room, two bedrooms and a bathroom.

Externally to the front. There is a large brick block driveway, whilst to rear there is a well proportioned rear garden and patio area.

Do not miss out on this home so book a viewing at your earliest convenience.

Features

- Two Bedroom Semi Detached Bungalow
- Well Presented
- Large Garden
- Council Tax Band C
- Updated Bathroom
- Parking
- Popular Location
- EPC Rating: D

Ground Floor

Front Door To

Porch

Double glazed, lockable, frosted sliding window to front and to each side. Newly fitted coir carpet.

Hall

Newly installed lockable front door with frosted double glazed window to side. Radiator. Cupboard, housing the electrical distribution box. New laminate flooring.

Lounge/Dining Room

22' 8" x 10' 11" (6.905m x 3.333m) Door from hall. Double glazed windows to the rear with individual white horizontal blinds. Double glazed door to the rear garden and two windows to the side.

Two radiators. Remote controlled electric fire with surround. TV point. Thermostat. New laminate flooring throughout.

Kitchen

7' 1" x 7' 0" (2.169m x 2.125m) Sliding door from lounge/dining room. Double glazed window to the rear with a white horizontal blind. Range of base and wall units. Under pelmet lighting on one side. Sink and drainer. Integrated electric double oven and gas hob. Extractor over. Localised tiling. Space for washing machine and fridge/freezer. New laminate flooring.

Bathroom

Door from hall. Double glazed obscured window to the side with a new white horizontal blind. Suite comprising of low level WC, wash hand basin, new bath, new rainfall shower with hand held attachment and a glass screen. Electric heated towel rail, wall heater, extractor fan and access to loft (with pole) and fitted ladder. New vinyl flooring.

Bedroom One

11' 11" x 11' 0" (3.644m x 3.344m) Door from hall. Double glazed unit to the front with individual new white horizontal blinds. Curtain pole. New grey carpet.

Bedroom Two

8' 8" x 7' 0" (2.643m x 2.126m) Door from hall. Double glazed unit to the front with new white horizontal blind. Curtain pole. New grey carpet.

Exterior

Front

Pathway to the front door. Side access with lockable padlock (key provided). Outside light with PIR. House number.

Parking

Block paved driveway for at least two cars. Borders either side with hedging/shrubs.

Rear Garden

Well stocked garden with shrubs, plants and trees to the borders. Areas laid to lawn and patio. Shed to remain with lockable padlock (key provided). As the garden is extremely large the owner will be fencing across part of it off, making it easier for the tenant to maintain. The tenant will not have access or use of the rear part of the garden.



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.

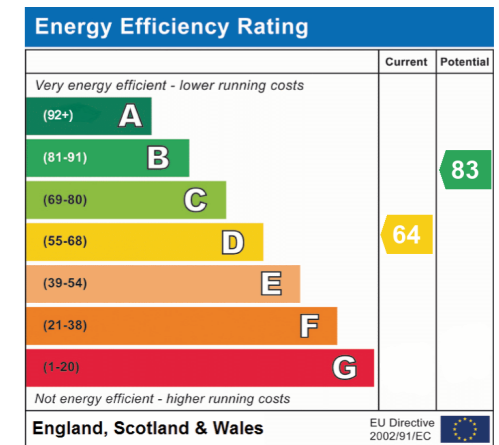
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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

• Philip Jarvis Estate Agent Ltd is part of the PropertyMark Client Money Protection Scheme. Scheme reference: C0014138.



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