



philip INDEPENDENT  
ESTATE AGENT  
jarvis



**18 Tolhurst Way, Lenham, Maidstone, Kent. ME17 2BY.**

**£1,650 pcm**

## Property Summary

"This is a high specification home tucked away at the bottom of a cul-de-sac" Matthew Gilbert-Branch Manager.

An immaculate house located within Lenham village and within walking distance to all the amenities on offer.

The property is well proportioned and consists of a large entrance hall, kitchen/breakfast room, lounge and WC. To the first floor there is a master bedroom with built in wardrobe and ensuite, two further bedrooms and a family bathroom. Externally there is a rear garden and two allocated parking spaces in a rear car park.

Available to view now, so book an appointment to avoid missing out on this great home.

## Features

- Three Bedroom End of Terrace Home
- Two Parking Spaces
- Village Centre Location
- EPC Rating: B
- Private Rear Garden
- Ensuite To Bedroom One
- Downstairs WC
- Council Tax Band D

## Ground Floor

### Entrance Door To:

#### Hall

Double glazed window to front. Stairs to first floor. Radiator. Fitted carpet.

#### Cloakroom

Roca white sanitaryware to include concealed low level WC and wall hung hand basin. Porcelain tiled floor. Splash back tiling. Radiator. Downlights. Extractor.

#### Living Room/Dining Room

15' 5" x 13' 5" (4.70m x 4.09m) Double glazed doors and double glazed window to rear garden. Radiator. TV and telephone point. Fitted carpets.

#### Kitchen

19' 4" x 7' 10" (5.89m x 2.39m) Double glazed window to front . Contemporary designed kitchen of base and wall units. Composite 1 1/2 bowl sink unit. Bosch stainless steel electric oven and four ring gas hob with extractor over. Integrated dishwasher and integrated fridge/freezer. Space for washing machine. Worktops with splash backs. Cupboard housing gas central heating boiler. Under unit lighting. Downlights. Porcelain tiled floor. Radiator.

## First Floor

#### Landing

Well proportioned airing cupboard with tubular heater.

#### Bedroom One

15' 9" x 8' 2" plus recess (4.80m x 2.49m) Two double glazed windows to front. Double mirrored doored wardrobe cupboards. Radiator. TV and telephone point. Access to loft. Door to:

#### Ensuite Shower Room

White Roca concealed low level WC and Vitra inset hand basin. Fully tiled shower cubicle with Grohe shower unit. Chrome towel rail. Downlights. Extractor. Porcelain tiled floor. Local tiling to walls. Illuminated mirror and shaver point.

#### Bedroom Two

13' 1" x 8' 6" (3.99m x 2.59m) Double glazed window to rear. Radiator. TV and telephone point.

#### Bedroom Three

13' max x 6' 5" (3.96m x 1.96m) Double glazed window to rear. Radiator. TV and telephone point.

#### Bathroom

Double glazed window to side. White suite of Roca concealed low level WC and Vitra inset hand basin. Panelled bath with Grohe shower unit and shower screen. Chrome towel rail. Downlights. Extractor. Porcelain tiled floor. Local wall tiling. Illuminated mirror and shaver point.

#### Exterior

##### Front

Small barked area to front and side with shrubs.

##### Rear Garden

Approximately 20ft in length. Laid to lawn with patio area. Garden gate. Outside light.

##### Parking

There are two allocated parking spaces.



**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.

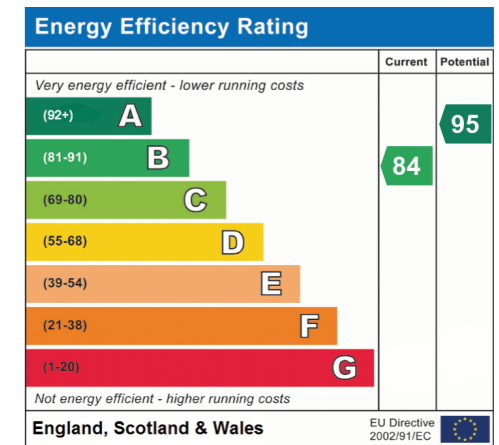
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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