



philip INDEPENDENT
ESTATE AGENT
Jarvis



20 Mill Bank, Headcorn, Ashford, Kent. TN27 9RD.

£2,000 pcm

Property Summary

"It is not often we get the chance to let such a large property found in a central village location". - Philip Jarvis, Director.

A six bedroom Victorian semi-detached house arranged over three floors within walking distance of the centre of Headcorn.

The accommodation is arranged with three well proportioned reception rooms, kitchen/breakfast room with doors onto the garden and useful utility room with cloakroom.

On the first floor there are four double bedrooms plus a large family bathroom and ensuite shower room off the main bedroom. To the second floor there are two further bedrooms and two attic rooms.

Outside there is plenty of parking to the front of the property and a further driveway accessed via gates that leads to the garage. To the rear of the garage is a most useful workshop. The rear garden measures approximately 60ft in length and has both a decking and patio area.

Headcorn is a most popular village and boasts a wide range of amenities and shops. There is a primary school in the village and railway station with a line to London Bridge and Ashford International. There is access to the M20 at Maidstone approximately 10 miles away.

Features

- Six Bedroom Semi-Detached House
- Four Bedrooms To First Floor
- Two Further Bedrooms & Attic Rooms To Second Floor
- Extensive Parking Area & Garage
- Available Now
- EPC Rating: E
- Three Reception Rooms & Kitchen/Breakfast Room
- Ensuite Shower Room To Bedroom One
- Well Proportioned Rear Garden
- Useful Workshop
- Popular Village Location
- Council Tax Band: F

Ground Floor

Feature Entrance Door To

Hall

Stairs to first floor. Tiled floor. Radiator with decorative cover.

Sitting Room

17' 10" into bay x 13' 10" max (5.44m x 4.22m) Double glazed square bay to front. Ornate fireplace. Two radiators. Picture rail. High skirting boards. Window seat.

Dining Room

17' 10" into bay x 13' 8" max (5.44m x 4.17m) Double glazed bay window to front. Decorative fireplace. Radiator with decorative cover. Further radiator. Wood flooring. Picture rail. High skirting boards. Door to

Kitchen/Breakfast Room

17' 3" x 11' 6" (5.26m x 3.51m) Two sash windows to side. Two casement doors to rear. Extensive range of pine fronted base and wall units. Inset stainless steel one and a half bowl sink unit with granite worktops. Flavel range cooker with extractor over. American style fridge/freezer. Dishwasher. Microwave. Tiled floor. Breakfast bar. Radiator with decorative cover.

Inner Lobby

Radiator. Door to cellar. Tiled floor. Cloak hooks and shelving.

Family Room

15' 6" max x 11' 8" (4.72m x 3.56m) Sash window to rear. Door to rear garden. Radiator. Ornate fireplace. Picture rail.

Utility Room

Two sash windows to rear. Range of base and wall units. Sink unit. Plumbing for washing machine. Space for tumble dryer. Radiator. Door to

Cloakroom

Frosted window to side. Low level WC. Wall mounted boiler. Radiator.

Cellar

Stairs to cellar. There are three chambers to the cellar all with shelving. The cellar is only suitable for storage on the shelving.

First Floor

Landing

Ornate secondary double glazed window to front. Radiator. Stairs to second floor.

Bedroom One

16' 10" x 14' 0" (5.13m x 4.27m) Double glazed window to front. Radiator. Ornate fireplace door to

Ensuite Shower Room

White suite of low level WC, vanity hand basin and large fully tiled shower cubicle. Radiator. Downlighting. Part tiled walls. Door leading to the landing as well as the main bedroom.

Bedroom Two

15' 10" x 14' 0" (4.83m x 4.27m) Double glazed window to front and sash window to side. Two radiators. Ornate fireplace.

Inner Landing

Doors to

Bedroom Three

11' 10" x 11' 5" (3.61m x 3.48m) Sash window to sdie. Radiator.

Bedroom Four

12' 2" x 11' 10" (3.71m x 3.61m) Two sash windows to rear. Two radiators. Double wardrobe cupboard.

Bathroom

9' 8" x 8' 6" (2.95m x 2.59m) Half frosted sash window to rear. White suite of low level WC, vanity hand basin and large bath with Triton shower unit. Chrome towel rail. Part tiled walls. Tiled floor. Airing cupboard.

Second Floor

Landing

Eaves storage space. Doors to

Bedroom Five

17' 0" max into restricted headroom x 12' 3"max narrowing to 9' 0" (5.18m x 3.73m) Window to rear. Double glazed Velux window to side. Radiator. Ornate fireplace.

Bedroom Six

11' 10" x 11' 6" into restricted headroom (3.61m x 3.51m) Sash window to rear. Radiator. Hanging rail. Door to

Attic Room

12' 5" max x 12' 4" max (3.78m x 3.76m) Ideal storage room. Door to a second attic door

Exterior

Front Garden

Mature shrubs with fence to front boundary. Large parking area leading to wooden gates and then further parking area before the garage.

Rear Garden

Approximately 60ft in length. Laid mainly to lawn. Extensive decking area next to the house and patio area to the bottom of the garden. Side gate to driveway.

Garage

Measures 17' x 12' 6. There is an up and over door and window to side. There is eaves storage accessed via the workshop. Door to

Workshop

Useful room with window and door to side. Brick floor. Vaulted ceiling. Power and lighting.

Agents Note

The American fridge/freezer and dishwasher are for the use of Tenants but come with no warranties if they break.



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.

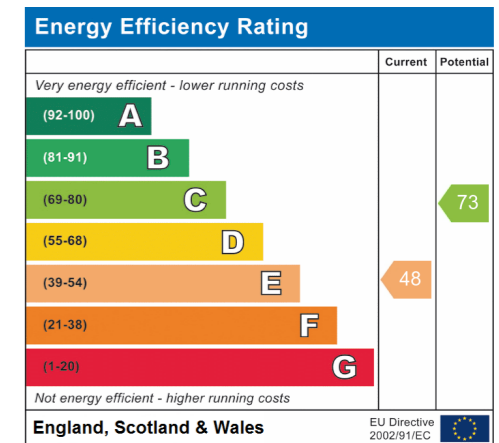
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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