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## 2 Tillman Gate Cottages, Windmill Hill, Ulcombe, Kent. ME17 1LP.

£895 pcm

### Property Summary

A character two bedroom cottage found on the fringes of the village of Ulcombe but within easy walking distance of the Pepperbox Public House.

This cute cottage is ideally suited for one person with a parking space to the front. The accommodation is arranged with a sitting room, kitchen/breakfast room and bathroom downstairs while upstairs there are two bedrooms.

The cottage also benefits from double glazing and a new oil fired heating system.

Found at the top of Windmill Hill, there is good access to the larger villages of Lenham and Headcorn.

### Features

- Two Bedroom Character Cottage
- Sitting Room & Kitchen/Breakfast Room
- Rear Garden With Side Access
- EPC Rating: E
- Oil Central Heating & Double Glazing
- Parking For One Car
- Rural Location
- Council Tax Band: C

## Ground Floor

### Door to:

#### **Sitting Room**

11' 4" x 9' (3.45m x 2.74m). Double glazed window to front. Brick fireplace with wood burning stove. Radiator. Stairs to first floor.

#### **Kitchen/Breakfast Room**

9' 6" max x 9' 10" max (2.90m x 3.00m). Double glazed window to the side. Range of pine base and wall units. Butler sink. Electric oven and hob. Tiled floor. Radiator.

#### **Inner Lobby**

Double glazed stable door to side. Cupboard housing hot water cylinder and plumbing for washing machine.

#### **Shower Room**

Double glazed frosted window to rear. White suite of concealed low level WC, vanity hand basin and corner bath with separate Mira shower unit. Extractor. Tiled floor. Radiator. Shutters.

## First Floor

#### **Bedroom One**

11' 4" x 9' 8" (3.45m x 2.95m). Double glazed window to front with shutters. Radiator. Exposed beams.

#### **Bedroom Two**

11' 4" x 7' 4" (3.45m x 2.24m). Double glazed window to rear with shutters. Radiator. Exposed beams.

## Exterior

### **Front**

The front consists mainly of a parking space with covered side access to one side leading to the rear of the property and a useful storage area.

### **Rear**

Area to lawn with patio. Two sheds, one of which has power.



**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.

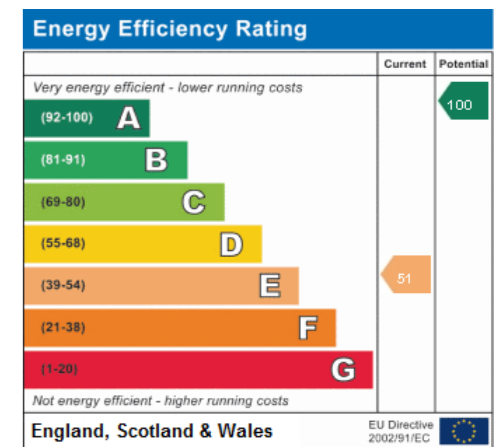
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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



Viewing Strictly By Appointment With

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.

