



philip INDEPENDENT
ESTATE
AGENT
Jarvis



83 Longham Copse, Downswood, Maidstone, Kent. ME15 8TW.

£1,000 pcm

Property Summary

"The private garden is a real bonus with this most comfortable one bedroom home". - Sally Pascoe, Sales & Lettings Executive.

A one bedroom semi detached house with its own rear garden and parking space. The property is found in the popular district of Downswood.

On the ground floor there is a lobby which leads through to the bright living room and then the separate kitchen area.

Upstairs is the double bedroom with a built in sliding double wardrobe and the bathroom.

Externally, there is the private garden nearby and an allocated parking space.

Features

- One Bedroom House
- Open Plan Living/Kitchen Area
- Private Garden
- Available February 2025
- EPC Rating: TBC
- Popular Location
- Upstairs Bedroom & Bathroom
- Parking Space
- Early Viewing Recommended
- Council Tax Band B

Entrance Door To

Lobby

Leads through to

Living Room

13' 1" max into understairs space x 11' 6" (3.99m x 3.51m) Double glazed window to front. Stairs to first floor. Electric heater. Fitted carpet. Access to

Kitchen Area

13' 1" x 5' 0" (3.99m x 1.52m) Double glazed window to front. Range of base and wall units. Stainless steel one and a half bowl sink and drainer. Electric oven and hob. Extractor hood over hob. Space for washing machine and fridge/freezer. Localised tiling.

First Floor

Landing

Access to loft. Airing cupboard.

Bedroom

10' 0" x 10' 3" (3.05m x 3.12m) Double glazed window to front. Sliding door fitted wardrobe. Fitted carpet. Electric wall heater.

Bathroom

Double glazed frosted window to front. White suite of low level WC, pedestal hand basin and panelled bath with electric shower. Localised tiling.

Exterior

Garden

Enclosed private garden with two sheds.

Parking

There is one allocated parking space with the property.



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