



philip  
INDEPENDENT  
ESTATE  
AGENT  
Jarvis

**4 Coult's Close, Pound Road, East Peckham, Tonbridge, Kent. TN12 5BQ.**

**£1,800 pcm**



## Property Summary

"Ready to move straight into. A brand new two bedroom semi-detached house found within a small gated development". - Philip Jarvis, Director.

A brand new two bedroom semi-detached house found in the ever popular village of East Peckham.

This house has a real modern feel with an open plan living/dining/kitchen area plus a separate sitting/family room. There is also a useful cloakroom.

Upstairs there are two double bedrooms and a bathroom. The house also has double glazing, underfloor heating downstairs and Quartz worktops in the kitchen.

There is a brick block driveway to one side plus an electric charging point. The property also enjoys an enclosed rear garden with a sunny aspect.

East Peckham is a most popular village offering a wide range of local amenities to include a primary school and shops. The nearest railway station is at Paddock Wood approximately three miles away. The larger towns of Tonbridge, seven miles, and Tunbridge Wells, nine miles, are easily accessed.



## Features

- Brand New Two Bedroom Semi-Detached House
- Downstairs Cloakroom
- Separate Sitting/Family Room
- Ready To Move Into
- Brick Block Driveway
- Popular Village Location
- EPC Rating B
- Open Plan Living/Dining/Kitchen Area
- Two Bedroom Semi-Detached House
- Two Double Bedrooms & Bathroom
- Enclosed Sunny Aspect Rear Garden
- Gated Courtyard Development
- Council Tax Band TBC



## **Ground Floor**

### **Entrance Door To**

### **Hall**

Stairs to first floor. Small understairs cupboard. Tiled floor. Underfloor heating.

### **Cloakroom**

White suite of low level WC and pedestal hand basin. Tiled floor. Underfloor heating. Downlighting. Extractor.

### **Open Plan Kitchen/Dining/Living Area**

26' 0" x 15' 10" to 8' 9" (7.92m x 4.83m) Double glazed window to front and side. Range of modern base and wall units. Quartz worktops with inset stainless steel one and a half bowl sink unit. Stainless steel electric oven. Electric hob with stainless steel extractor over. Plumbing for washing machine. Space for fridge/freezer. Tiled floor. Underfloor heating. Double doors to.

### **Sitting Room/Family Room**

10' 2" x 7' 9" (3.10m x 2.36m) Double glazed window to side. Double glazed door to rear. Tiled floor. Underfloor heating.

## **First Floor**

### **Landing**

Double glazed window to front. Radiator. Double airing cupboard. Laminate floor.

### **Bedroom One**

12' 5" x 12' 3" (3.78m x 3.73m) Double glazed window to front. Radiator. Laminate flooring.

### **Bathroom**

Double glazed frosted window to side. White suite of low level WC and pedestal hand basin. Panelled bath with shower attachment. Glass screen. Tiled floor. White towel rail. Extractor. Downlighting.

### **Exterior**

#### **Front Garden**

Small shrub bed to front. Path to front door.

#### **Rear Garden**

Patio area. Laid to lawn. Garden shed. Side access.

### **Parking**

Brick block driveway to one side with electric charging point.



**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.



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