



philip INDEPENDENT
ESTATE AGENT
Jarvis



Pond Cottage, Tithe Yard, Lenham, Kent. ME17 2PJ.

£2,000 pcm

Property Summary

"Pond Cottage is a gem of a property to rent. Well maintained and tucked away in the centre of the village". - Philip Jarvis, Director.

A three bedroom semi detached cottage that once formed part of the old Doctors Surgery in Lenham. Tucked away just off the main square, the village centre is only a short walk away.

The accommodation is arranged with two separate reception rooms plus a kitchen/breakfast room and cloakroom downstairs. Upstairs there is a dual aspect master bedroom with ensuite shower room, plus two further bedrooms and bathroom.

There is a most attractive courtyard garden to two sides of the cottage. There is also parking for two cars to the front of the cottage.

Well positioned, the many amenities of Lenham are only a short walk away. The village has two schools and mainline railway station with access to London. The M20 motorway is approximately five miles away at Leeds Castle.

Features

- Three Bedroom Semi-Detached Cottage
- Two Separate Reception Rooms
- Ensuite Shower Room To Bedroom One
- Attractive Courtyard Garden
- Available Late August 2024
- Council Tax Band F
- Tucked Away Central Village Location
- Large Fitted Kitchen
- Downstairs Cloakroom
- Parking For Two Cars
- EPC Rating: C

Ground Floor

Entrance Door To

Hall

Double glazed sash window to front. Stairs to first floor. Understairs cupboard. Radiator. Recess lighting.

Cloakroom

White suite of low level WC and hand basin. Extractor. Cloaks cupboard.

Sitting Room

17' 2" x 14' (5.23m x 4.27m) Double glazed sash window to front. Feature open fireplace with painted wood surround. Two radiators.

Dining Room

17' 2" x 12' 9" (5.23m x 3.89m) Double glazed sash window to front. Two radiators. Door to

Kitchen/Breakfast Room

14' x 11' 10" (4.27m x 3.61m) Double glazed sash window to side. Half double glazed door to garden. Double glazed sash window to front. Range of base and wall units. Inset 1 1/2 Franke sink unit. Granite worktops. Integrated dishwasher. Integrated washing machine. Neff stainless steel double electric oven with Neff induction hob. Extractor. Integrated fridge. Water softener. Recess lighting. Tiled floor. Radiator. Walk in storage cupboard housing boiler and shelving. Freezer.

First Floor

Landing

Double glazed Velux windows to rear. Radiator. Access to loft. Recess lighting.

Master Bedroom

12' 4" to wardrobe door x 9' 4" plus doorwell area (3.76m x 2.84m) Double glazed sash window to front and side with shutters. Two radiators. Built in bedroom furniture. Door to

Ensuite Shower Room

White suite of low level wc and vanity hand basin. Walk in shower cubicle with Aqualisa shower unit. Tiled floor. Part tiled walls. Recess lighting. Extractor. Radiator.

Bedroom Two

15' 3" to wardrobe doors x 8' 2" (4.65m x 2.49m) Double glazed sash window to front. Radiator. Wardrobe cupboards to one wall.

Bedroom Three

10' x 9' 5" (3.05m x 2.87m) Double glazed sash window to front. Radiator.

Bathroom

14' x 5' 11" (4.27m x 1.80m) Double glazed Velux window to rear. White suite of low level WC. Feature marble stand alone hand basin with cupboards underneath. Feature corner double jacuzzi spa bath with Aqualisa shower unit to side. Attractive wall tiles with pebble border. Tiled floor. Fully tiled walls. Extractor. Recess lighting. Heated towel rail. Airing cupboard with storage space.

Exterior

Front Garden

Predominantly a shingled parking area.

Rear Garden

Courtyard garden measuring approximately 35ft x 15ft. The attractive garden leads round to one side of the front of the cottage. There are raised beds and a garden shed. There is an attractive corner patio area.

Parking

There is parking for two cars to the front of the property.

Agents Note

There is use of the jacuzzi bath but it comes with no warranty. If it was to no longer work it will not be repaired. The same applies for the freezer in the kitchen.



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.

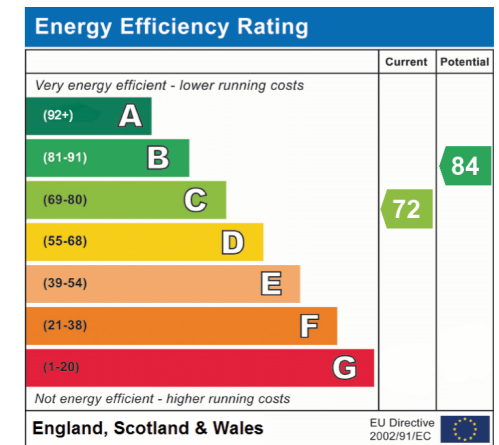
- Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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