



15 Chestnut Drive | Kingswood
| ME17 3PP
| £875 PCM

- Two Bedroom Semi Detached Bungalow
- Sitting Room
- Fitted Kitchen And Shower Room
- Double Glazing And Gas Central Heating
- Garage To Side
- Energy Efficiency Rating D
- Council Tax Band D

A two bedroom semi-detached bungalow found in the popular village of Kingswood.

This well presented bungalow benefits from a sitting room, fitted kitchen, shower room and two bedrooms.

Added to this, there is double glazing and gas central heating. There are also two garden areas, one to the side and one to the rear along with a detached garage and driveway.

Ground Floor

Entrance Door To:

Hall

Radiator. Storage cupboard. Access to loft.

Living Room

14' 10" x 11' 3" (4.52m x 3.43m). Double glazed patio doors to side. Radiator. TV point. Electric fire.

Kitchen

9' 9" x 6' 10" (2.97m x 2.08m). Double glazed window to side. Double glazed door to side. Range of modern base and wall units. White single bowl sink unit. Electric cooker with extractor over. Washing machine. Fridge/freezer. Radiator.

Bedroom One

11' 10" x 11' 2" (3.61m x 3.40m). Double glazed window to recess. Radiator. Wardrobe cupboards.

Bedroom Two

9' 10" x 8' 8" (3.00m x 2.64m). Double glazed window to front. Radiator.

Shower Room

Double glazed frosted window to front. White suite of low level WC, pedestal hand basin and large shower cubicle with Triton shower unit. Chrome heated towel rail. Dimplex wall heater. Cupboard housing Vaillant boiler and storage space.

Exterior

Front Garden

Laid to lawn with shrubs. Paths to front door and to rear garden.



Rear Garden

Predominantly to one side of the bungalow with extensive patio area. Corner hedging and brick wall to one side. Pedestrian access to garage. Further area to rear which is a 'secret' garden with a mix of shrubs and plant with a decking area.

Garage

Up and over door. Door to side.

Tenancy Information

What fees can we 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.



Misrepresentation Act 1967

These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

Energy Performance Certificate



15, Chestnut Drive, Kingswood, MAIDSTONE, ME17 3PP

Dwelling type: Semi-detached bungalow Reference number: 9878-9046-7271-1247-1934
 Date of assessment: 13 September 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 21 September 2013 Total floor area: 55 m²

Use this document to:

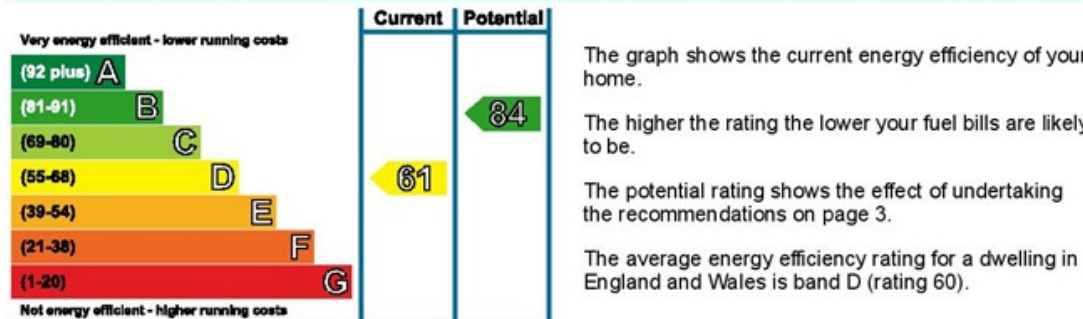
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,959
Over 3 years you could save	£ 432

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 102 over 3 years	
Heating	£ 1,563 over 3 years	£ 1,257 over 3 years	
Hot Water	£ 234 over 3 years	£ 168 over 3 years	
Totals	£ 1,959	£ 1,527	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 76	✓
2 Cavity wall insulation	£500 - £1,500	£ 241	✓
3 Low energy lighting for all fixed outlets	£20	£ 50	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.