



philip INDEPENDENT  
ESTATE AGENT  
Jarvis



## 2 Welcome Stranger Cottages, Lympne, Hythe, Kent. CT21 4PF.

£1,500 pcm

### Property Summary

"The views from this property are stunning. There is plenty of space and a garage and parking to rear". - Philip Jarvis, Director.

A four bedroom semi-detached house found just outside Lympne near Hythe. An internal viewing comes most recommended to fully appreciate everything on offer.

Downstairs there are two reception areas with sitting room having a wood burning stove and there is a bay window to the front of the dining room. Added to this there is a large reception hall/study area, plus a fitted kitchen and cloakroom.

Upstairs the master bedroom has an ensuite shower room and there are three further bedrooms and bathroom.

There is a garden to the rear along with access via a shared driveway, with next door, to the garage and parking space.

Well positioned, the M20 with access to both the coast and Ashford is only a short drive as also is the bustling town of Hythe.

### Features

- Four Bedroom Semi-Detached House
- Fitted Kitchen
- Ensuite Shower Room & Bedroom One
- Family Bathroom
- Single Garage & Parking Space
- EPC Rating: E
- Two Reception Areas Plus Reception Hall/Study
- Downstairs Cloakroom
- Three Further Bedrooms
- Front & Rear Garden
- Open Views To The Front & Rear
- Council Tax Band D

## Ground Floor

### Entrance Door To

### Reception Hall/Study Area

9' 0" x 8' 10" (2.74m x 2.69m) Double glazed window to front. Stairs to first floor with understairs cupboard. Radiator. Tiled floor.

### Cloakroom

Double glazed frosted window to side. White suite of low level WC and hand basin. Radiator. Tiled floor.

### Dining Room

14' 6" into bay x 10' 4" (4.42m x 3.15m) Double glazed bay window to front. Radiator. Electric fire. Wood flooring. Leads through to

### Sitting Room

15' 2" x 14' 6" (4.62m x 4.42m) Double glazed doors and full length window to rear. Radiator. Wood flooring. Wood burning stove.

### Kitchen

14' 6" x 9' 0" (4.42m x 2.74m) Double glazed window to rear. Double glazed door to side. Range of base and wall units. Stainless steel one and a half bowl sink unit. Neff electric double oven. Neff electric hob with extractor over. Smeg fridge. Plumbing for washing machine. Radiator. Tiled floor.

## First Floor

### Landing

Access to loft. Radiator. Airing cupboard housing boiler.

### Bedroom One

13' 0" x 8' 10" (3.96m x 2.69m) Double glazed window to front. Radiator. Double wardrobe cupboard. Door to

### Ensuite Shower Room

White suite of low level WC, pedestal hand basin and fully tiled corner shower cubicle. Tiled floor. Extractor.

### Bedroom Two

11' 4" x 8' 6" (3.45m x 2.59m) Double glazed window to front. Radiator.

### Bedroom Three

10' 4" x 7' 6" (3.15m x 2.29m) Double glazed window to rear. Radiator.

### Bedroom Four

8' 10" x 8' 0" max (2.69m x 2.44m) Double glazed window to rear.

### Bathroom

Double glazed frosted window to rear. White suite of low level WC, pedestal hand basin and panelled bath with shower screen and attachment. Tiled floor. Downlighting.

### Exterior

#### Front

Area to lawn.

#### Rear

Area to lawn with decking area.

### Garage

Shared driveway to one side leading to single garage. Up and over door. There is also an additional parking space found to the rear of the property.

### Agents Note

1. Access to the garaging and parking space is via a shared drive and gate which must be kept clear at all times. Parking is also not allowed in front of the garage. The space is found to one side of the driveway. 1 Welcome Stranger Cottages has the other garage and parking space.

2. The Smeg fridge/freezer can be left for the use of the Tenant but will come with no guarantee or warranty.



**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.

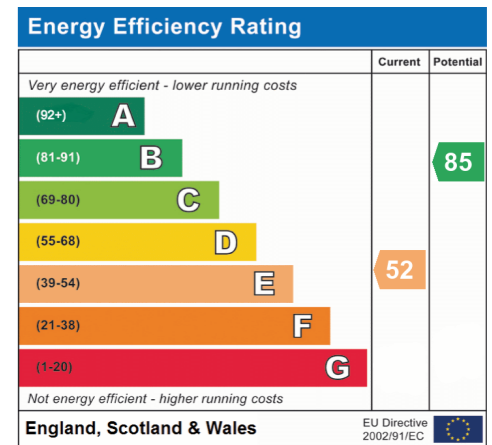
- Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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

Viewing Strictly By Appointment With

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