



philip INDEPENDENT
ESTATE AGENT
Jarvis



The Annexe Southdowns, Chequers Hill, Doddington, Kent. ME9 0BN.

£1,100 pcm

Property Summary

"The moment I first entered this property I was most taken by the style and space of the cottage. Added to this it is found in a most peaceful location." - Sally Pascoe, Sales & Lettings Executive.

Book now to view this one bedroom cottage located within the gardens of Southdown just off Chequers Hill in Doddington. Tucked away in a rural location this property is ideal for someone looking for peace and quiet.

The annexe has been thoughtfully developed with an open plan living area with a contemporary kitchen along with a shower room. Upstairs there is the galleried bedroom. Added to this there is a courtyard garden, parking area and useful lean to area.

Features

- One Bedroom Property
- Rural Location
- Open Living Space
- Courtyard Garden
- Council Tax Band: See Agents Note
- Contemporary Kitchen and Shower Room
- Galleried Bedroom
- Parking To The Front
- EPC Rating: Exemption with an 'F' Rating

Ground Floor

Stable Door To:

Lobby

Double glazed window to front. Tiled floor. Step down to:

Open Plan Living/Kitchen Area

23' 6" x 10' 2" (7.16m x 3.10m) Double glazed window to front and side. Stable door to Garden. Brick fireplace with wood burner. Range of contemporary base and wall units. Inset stainless steel sink unit. Siemens electric oven and ceramic hob with extractor over. Slimline dishwasher. Understairs space. Tiled floor. Glass bannister and wood staircase to first floor.

First Floor

Open Plan Bedroom Area

23' 4" x 10' 2" (7.11m x 3.10m) Double glazed window to front and side. Wood flooring.

Shower Room

Double glazed window to front. White suite of low level WC, vanity hand basin and large corner shower. Fully tiled walls. Heated towel rail. Tiled floor.

Exterior

Courtyard

There is a courtyard garden accessed via the living room. This is predominantly a patio area with raised beds. In addition there is a lean to area. Within this area is a storage area and plumbing for a washing machine.

Parking

There is a parking area the front of the property.

Agents Note

1. Access to the property is via electric gates to the main house. There is however no intercom system to communicate with the gates so a mobile phone will be necessary.
2. The rental includes both sets of water charges. The electricity charge will be billed separately. A contribution towards the council tax will be liable.
3. Although the EPC has an 'F' rating there is an exemption certificate for this property.
4. Within the monthly rent the garden area to one side of the annexe will be maintained.



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.

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