



philip INDEPENDENT
ESTATE AGENT
Jarvis



16 Tolhurst Way, Lenham, Kent. ME17 2BY.

£1,695 pcm

Property Summary

"I really like this Development. Quality properties found in an excellent location in the heart of the village". - Philip Jarvis, Director.

A three bedroom mid terraced property found within walking distance of Lenham Square. Built approximately six years ago this house still retains a modern and fresh feel.

There is a fitted kitchen/breakfast room to the front with quality fitted appliances. The living room looks out over the rear garden with double doors onto the patio. There is also a cloakroom.

Upstairs the master bedroom boasts an ensuite shower room and there are two further bedrooms and a family bathroom.

Added to this there is a 50ft enclosed garden with a westerly aspect and two allocated parking spaces.

Lenham boasts a wide range of amenities to include two schools and railway station. The M20 motorway is approximately five miles away.

Features

- Three Bedroom Mid Terraced House
- Well Fitted Kitchen
- Separate Sitting Room
- Walking Distance to Village Centre
- EPC Rating: B
- Enclosed Rear Garden
- Ensuite to Master Bedroom
- Two Allocated Parking Spaces
- Popular Location
- Council Tax Band D

Ground Floor

Entrance Door To

Hall

Stairs to first floor. Radiator.

Cloakroom

Concealed low level WC. Wall hung hand basin. Local tiling. Tiled floor. Radiator. Recess lighting. Extractor. Roca sanitary ware. Grohe taps.

Living Room

15' 9" x 13' 5" (4.80m x 4.09m) Double glazed doors to garden. Double glazed window to rear. Two Radiators.

Kitchen/Diner

19' 4" x 8' 6" (5.89m x 2.59m) Double glazed window to front. Range of contemporary base and wall units. Inset grey 1 1/2 bowl sink unit. Bosch four ring gas hob and extractor over. Bosch electric oven. Integrated Bosch dishwasher. Integrated fridge/freezer. Cupboard housing boiler. Under cupboard lighting. Recess lighting. Tiled floor. Radiator.

First Floor

Landing

Airing cupboard.

Bedroom One

15' 9" x 8' 2" (4.80m x 2.49m) Two double glazed windows to front. Radiator. Double mirrored doored wardrobe cupboards. Access to loft. Door to

Ensuite Shower Room

White Roca suite concealed of low level WC, pedestal hand basin and large fully tiled shower cubicle. Grohe taps and shower unit. Chrome towel rail. Local wall tiling. Tiled floor. Extractor. Recess lighting.

Bedroom Two

13' 1" x 8' 10" (3.99m x 2.69m) Double glazed window to rear. Radiator.

Bedroom Three

9' 2" x 6' 7" (2.79m x 2.01m) Double glazed window to rear. Radiator.

Bathroom

White Roca suite of concealed low level WC, vanity hand basin and panelled bath with shower screen. Separate shower unit. Local wall tiling. Tiled floor. Recess lighting. Extractor. Chrome towel rail. Grohe taps and shower unit.

Exterior

Front Garden

Small shrub border to front.

Rear Garden

Approximately 50ft in length. Laid to Lawn with patio area. Gate to parking area.

Parking

Two allocated parking spaces.



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.

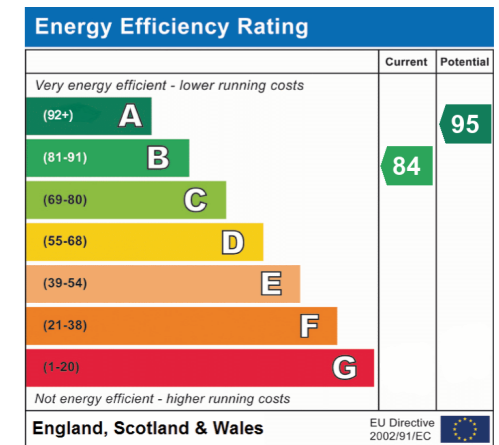
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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