



philip
INDEPENDENT
ESTATE
AGENT
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Barty Farm The Hop House, Roundwell, Bearsted, Maidstone, Kent. ME14 4HN.

£1,550 pcm

Property Summary

"The Hop House is a wonderful two bedroom property presented to a very high standard and is ready to move straight into. Found in rural Bearsted tucked away just off a private lane, it is handily positioned for both the M20 and local railway station." - Philip Jarvis, Director.

The Hop House forms one part of a converted oast house. The conversion is of real quality and will provide most comfortable accommodation for the new Tenant with views over open countryside and farmland.

Downstairs there is a living/dining area leading through to a fully fitted kitchen. There is also a cloakroom. Upstairs the main bedroom boasts a vaulted ceiling and a dressing room. There is a second bedroom and bathroom.

The property also benefits from double glazing and through an air source heat pump underfloor heating. There is also solar panels and an electric vehicle charge point.

There is an attractive private courtyard garden to the front plus a parking area along with a communal residents garden area.

Now available an early viewing comes most recommended.

Features

- Stunning Two Bedroom Property
- High Level Of Fittings Throughout
- Dressing Room To Bedroom One
- Courtyard Area With Sunny Aspect
- Parking Area With Electric Car Charging Point
- EPC Rating: B
- One of Four Properties Converted From A Former Barn
- Brand New Kitchen With Appliances
- Underfloor Heating With Air Source Heat Pump
- Parking Area With Air Source Heat Pump
- Great Views Over Open Countryside
- Council Tax Band C



Ground Floor

Entrance Door To

Lobby

Door to

Living Room

18' 2" x 12' 6" (5.54m x 3.81m) Double glazed window to front. Exposed beams. Airing cupboard. Understairs cupboard. Stairs to first floor. Underfloor heating. Leads through to.

Kitchen Area

10' 2" x 7' 2" (3.10m x 2.18m) Double glazed window to rear. Range of base and walk units. White single bowl sink unit. Integrated fridge/freezer. Integrated slimline dishwasher and washing machine. Bosch electric oven and hob with extractor over. Downlighting. Underfloor heating.

Cloakroom

Concealed low level WC. Vanity hand basin. Downlighting. Extractor. Underfloor heating.

First Floor

Landing

Bedroom One

13' 8" x 9' 9" (4.17m x 2.97m) Double glazed window to front. Vaulted ceiling. Underfloor heating. Door to

Dressing Room

6' 2" x 6' 0" (1.88m x 1.83m) Double glazed window to rear. Range of wardrobe cupboards.

Bedroom Two

10' 4" x 8' 5" (3.15m x 2.57m) Double glazed window to front. Vaulted ceiling. Underfloor heating.

Bathroom

Double glazed window to rear. Modern suite of concealed low level WC, vanity hand basin and panelled bath with separate shower with two shower heads. Part tiled walls. Chrome towel rail. Vaulted ceiling. Extractor. Underfloor heating.

Exterior

Front Garden

Courtyard patio area to front.

Communal Garden

There will be a communal garden area beyond the parking area.

Parking Area

There will be one parking space per tenant. There is also a vehicle electric charge point.



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.

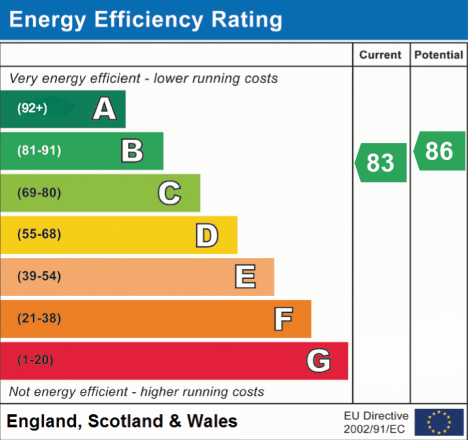
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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



Viewing Strictly By Appointment With



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.

