



philip  
INDEPENDENT  
ESTATE  
AGENT  
Jarvis





# 1 Church Cottage, The Street, Egerton, Ashford, Kent. TN27 9AJ.

£950

## Property Summary

A beautiful compact end of terraced cottage located in the heart of the village of Egerton.

This home has been recently redecorated and is incredibly well presented. The property comprises of a kitchen and lounge to the ground floor whilst to the first floor there is a large bedroom and a small second bedroom ideal for study or nursery. There is also a family bathroom.

Externally there is a small courtyard garden accessed via a communal pathway as well as a parking space.

This cottage is available for viewings immediately so book an appointment without delay.

## Features

- One/Two Bedroom Cottage
- Gas Boiler
- Recently Redecorated
- EPC Rating: D
- Allocated Parking Space
- Courtyard Garden
- Prime Village Location
- Council Tax Band B

## **Ground Floor**

### **Entrance Door To Rear**

Door to rear access. Window with secondary glazed window to rear. Radiator.

### **Kitchen**

10' 6" x 9' 5" (3.202m x 2.880m) Range of base and wall units. Sink and drainer. Freestanding cooker. Extractor over. Localised tiling. Pantry cupboard. Stairs to first floor.

### **Lounge**

12' 7" x 11' 7" (3.836m x 3.525m) Window to front with secondary glazing. Radiator. Wood burner with surround. Shelving. Consumer unit and electric meter. Carbon monoxide alarm.

## **First Floor**

### **Landing**

Radiator. Hatch to loft access. Thermostat.

## **Bedroom One**

11' 6" x 11' 5" (3.511m x 3.485m) Sash window to front with secondary glazing. Radiator. BT point.

## **Bedroom Two**

10' 6" x 4' 8" (3.197m x 1.423m ) Double glazed window to rear.

## **Bathroom**

Double glazed obscured window to rear. radiator. Suite comprising of low level WC, wash hand basin and freestanding bath. Mirror cabinet. Localised tiling. Cupboard housing gas boiler.

## **Exterior**

### **Courtyard**

Rear courtyard accessed via communal pathway. Shrubs and plants to borders. Crazy paving. Outside light.

### **Parking**

Allocated parking space.





**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.

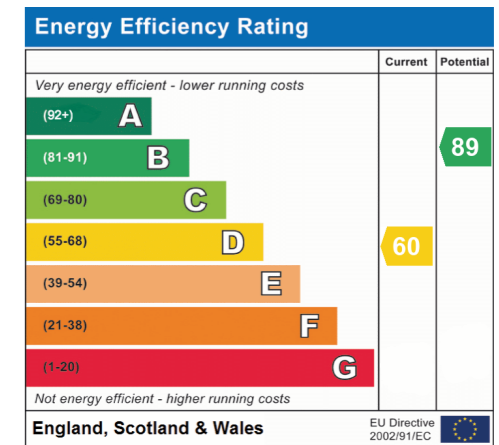
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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