



Village & Country Homes  
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**TO LET**

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**17 West Street, Harrietsham, Maidstone, Kent. ME17 1JD.**

**£1,350 pcm**

## **Property Summary**

**"I really like West Street in Harrietsham and this recently refurbished house does not disappoint". - Philip Jarvis, Director.**

This three bedroom terraced house found in the centre of Harrietsham is ready to move into.

The property has just been refurbished to include a new kitchen and bathroom. In addition to being redecorated, there is new flooring, gas central heating boiler and double glazing.

There is an attractive 60ft garden with a sunny aspect that leads to a parking area.

Well positioned, the local primary school and railway station are only a short walk away. The large village of Lenham is approximately two miles away and there is good access to the M20 motorway at Leeds.

An early viewing comes most recommended to fully appreciate everything this house has to offer.

## **Features**

- Three Bedroom Terraced Property
- New Kitchen & Bathroom
- Popular Village Location
- Rewired Throughout
- No Onward Chain
- Council Tax Band D
- Newly Renovated Throughout
- New Double Glazing & Boiler
- 60ft Rear Garden
- Driveway To The Rear
- Walking Distance of Railway Station & Primary School
- EPC Rating: C

## **Ground Floor**

### **Entrance Door To**

### **Hall**

Double glazed frosted window to front. Stairs to first floor. Radiator. Wood effect laminate flooring. Understairs cupboard.

### **Living Room**

15' 8" x 11' 10" (4.78m x 3.61m) Double glazed window to rear. Double glazed door to rear. Radiator.

### **Kitchen**

10' 10" x 9' 6" (3.30m x 2.90m) Double glazed window to front. Range of modern base and wall units. Stainless steel sink unit. Electric oven and hob with extractor over. Washing machine. Radiator. Wood effect laminate flooring. Larder cupboard. Space for fridge/freezer.

## **First Floor**

### **Landing**

Hatch to loft (Loft has been insulated).

### **Bedroom One**

9' 8" x 9' 0" (2.95m x 2.74m) Double glazed window to front. Radiator. Two storage cupboards.

### **Bedroom Two**

11' 10" x 8' 3" (3.61m x 2.51m) Double glazed window to rear. Radiator.

### **Bedroom Three**

8' 2" x 7' 2" (2.49m x 2.18m) Double glazed window to rear. Radiator.

### **Bathroom**

Double glazed frosted window to front. White suite of low level WC, pedestal hand basin and panelled bath with separate shower unit. Part tiled walls. Radiator.

## **Exterior**

### **Front Garden**

Laid to lawn. Path to front door. Shrub beds. Small wall to front.

### **Rear Garden**

Approximately 60ft in length. Decking area. Laid to lawn. Gate to parking area.

### **Parking**

Parking area to bottom of the garden.



**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.

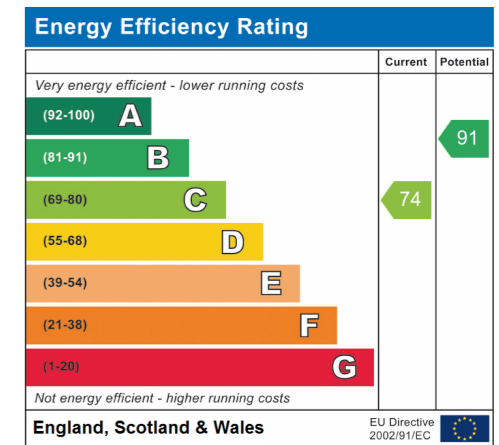
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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



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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