



philip
INDEPENDENT
ESTATE
AGENT
Jarvis



47 Chippendayle Drive, Harrietsham, Kent. ME17 1AD.

£1,750 pcm

Property Summary

"I really like Chippendayle Drive. Added to this the property has just had a brand new ensuite shower to compliment the newly fitted separate shower room and modern kitchen". - Philip Jarvis, Director.

A three bedroom detached house found in an ever popular development in Harrietsham.

Well presented, the downstairs is arranged with two reception areas plus a modern fitted kitchen and cloakroom.

Upstairs a new ensuite shower room has just been fitted. There are also three bedrooms and a modern fitted second shower room.

There is an enclosed 30ft garden with a sunny aspect and patio area. A driveway to one side leads to the garage that has been converted into a useful room and small storage area.

Harrietsham is a popular village boasting an excellent primary school, two shops, railway station and gastro pub. The larger village of Lenham is only a short drive away and the county town of Maidstone and the M20 motorway are also easily accessed.

Features

- Modern Three Bedroom Detached Home
- Modern Fitted Kitchen & Shower Room
- Popular Village Location
- Converted Garage to Useful Room
- EPC Rating: TBC
- Two Reception Areas
- Brand New Ensuite Shower Room
- Enclosed 30ft Garden
- Driveway To Side Of House
- Council Tax Band E

Ground Floor

Double Glazed Entrance Door To

Lobby

Radiator. Tiled floor. Door to

Cloakroom

Double glazed frosted window to side. White suite of low level WC and rectangular vanity hand basin and white towel rail.

Hall

Double glazed window to side. Stairs to first floor. Understairs cupboard. Tiled floor.

Sitting Room

16' 10" x 10' 4" (5.13m x 3.15m) Double glazed window to front with shutters. Radiator. Laminate floor. Leads through to

Dining Room Area

11' 4" x 8' 5" (3.45m x 2.57m) Double glazed doors to garden with shutters. Range of units to one wall to include a further integrated fridge and integrated freezer.

Kitchen

11' 6" x 7' 10" (3.51m x 2.39m) Double glazed window to rear. Double glazed door to side. Range of base and wall units. Electrolux double electric oven. AEG five ring gas hob with extractor over. Wine cooler. Slimline dishwasher. Integrated fridge. Integrated washing machine. White one and a half bowl sink unit. Wooden worktops. Tiled floor.

First Floor

Landing

Double glazed window to side with shutters. Access to loft. Downlighting. Cupboard.

Bedroom One

14' 0" x 9' 7" (4.27m x 2.92m) Double glazed window to front with shutters. Radiator. Wardrobe cupboard.

Shower Room

Double glazed window to side. New suite of concealed low level WC, wall hung hand basin and fully tiled shower cubicle. Part tiled walls. Laminate floor. Chrome towel rail. Downlighting. Extractor.

Bedroom Two

9' 10" x 7' 10" to wardrobe door (3.00m x 2.39m) Double glazed window to rear. Radiator. Sliding door wardrobes to one wall. Laminate floor.

Bedroom Three

8' 3" x 7' 0" (2.51m x 2.13m) Double glazed window to front. Radiator.

Shower Room

Double glazed window to rear with shutters. Modern suite of concealed low level WC, inset hand basin with cupboard underneath. Fully tiled shower cubicle. Part tiled walls. Tiled floor. White towel rail. Downlighting. Extractor.

Exterior

Front

Small pebbled area to front and side.

Rear

Approximately 30ft in length. Laid to lawn with patio area. Gate to side. Garden shed.

Garage

Driveway leading to garage. The garage has been converted into two areas. There is a small storage area to the front measuring 7' 10" x 5' 2" and a larger room with door to side measuring 11' 8" x 7' 10".



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

