



philip INDEPENDENT  
ESTATE  
AGENT  
Jarvis





17 Forge Meadow, Harrietsham, Maidstone, Kent. ME17 1JE.

£1,300 pcm

## Property Summary

"A really well proportioned home on an impressive corner plot". - Matthew Gilbert, Branch Manager.

This three bedroom semi-detached home sits on a corner plot in Forge Meadow, a cul-de-sac in Harrietsham village.

Downstairs there is a hallway, dual aspect through reception room and a well proportioned modern fitted kitchen.

Upstairs there are three bedrooms and bathroom with separate WC.

The property also benefits from double glazing and gas central heating.

Outside there are gardens to the front, side and rear.

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

- Three Bedroom Semi-Detached House
- 18ft Through Reception Room
- Double Glazing & Gas Central Heating
- Popular Central Village Location
- Council Tax Band C
- Corner Plot Location
- Modern Fitted Kitchen
- Gardens To Front, Side & Rear
- EPC Rating: D



## **Ground Floor**

### **Entrance Door To**

### **Hall**

Stairs to first floor. Radiator. Laminate floor. BT point.

### **Sitting Room**

18' 4" x 9' 6" (5.59m x 2.90m) Double glazed window to front and rear and double glazed door to one side. Two radiators. Laminate floor. Double glazed doors to rear access. TV point.

### **Kitchen**

10' 2" x 9' 5" (3.10m x 2.87m) Double glazed window to side and rear. Modern range of base and wall units. Built in electric oven and gas hob with extractor over. White ceramic sink unit. Plumbing for washing machine. Space for fridge/freezer. Tiled floor. Radiator. Cupboard housing Vaillant gas central heating boiler. Larder cupboard. Small understairs cupboard.

### **Inner Hall**

9' 5" x 5' 0" (2.87m x 1.52m) Double glazed door and window to side. Radiator. Tiled floor.

### **First Floor**

### **Landing**

Double glazed window to rear. Radiator.

### **Bedroom One**

12' 8" x 9' 7" (3.86m x 2.92m) Double glazed window to front and side. Radiator. Wardrobe cupboard.

### **Bedroom Two**

9' 6" x 9' 2" plus doorwell (2.90m x 2.79m) Double glazed window to front. Radiator. Wardrobe cupboard. Access to loft.

### **Bedroom Three**

9' 0" x 6' 6" (2.74m x 1.98m) Double glazed window to rear. Radiator. Airing cupboard.

### **Bathroom**

Double glazed frosted window to rear. White suite of pedestal hand basin with cupboards below. Panelled bath with Redring shower unit. Part tiled walls. Radiator.

### **Exterior**

#### **Front Garden**

Conifer hedge to front with path to front door. Laid to lawn. Leads round to

#### **Side Garden**

Conifer hedge to side. Access to outside brick storage shed to side of house. Laid to lawn. Leads through to

#### **Rear Garden**

Patio garden. Storage shed.





**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.

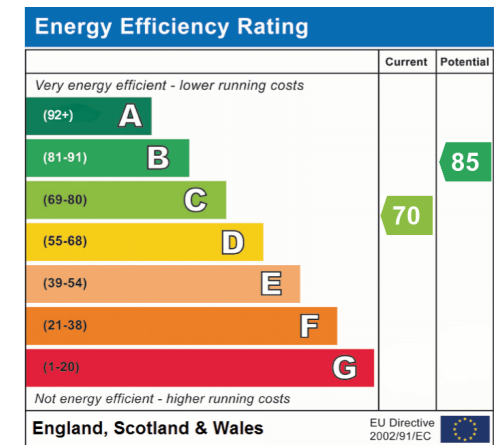
- Early termination (Tenant's request): Should the Tenant wish to leave their contract early, they shall be liable to the Landlord's costs in re-letting the Property as well as all rent due under the Tenancy until the start date of the replacement Tenancy. These costs will be no more than the maximum 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.



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