



THE  
KILN

philip INDEPENDENT  
ESTATE AGENT  
Jarvis





## The Kiln, Roundwell, Bearsted, Maidstone, Kent. ME14 4HN.

£1,295 pcm

### Property Summary

**"Tucked away to one end of a converted Oast house, this one bedroom property needs to be viewed to appreciate the standard of the finish". - Philip Jarvis**

The Kiln forms one part of a larger converted Oast house. Found in rural Bearsted, tucked away just off a private lane, it is handily positioned for both the M20 and local railway station.

The conversion undertaken on 2022 is of a particularly high standard. Downstairs there is an open plan living space/kitchen area in the roundel with a full fitted kitchen with appliances. Upstairs there is a landing/dressing area, bedroom and well fitted bathroom.

The Kiln benefits from double glazing and underfloor heating using an air source heat pump. There are also solar panels and an electric vehicle charge point.

There is an enclosed patio garden to the side of the roundel and a further courtyard area to the rear. There is also a parking area and communal garden area.

### Features

- Stunning One Bedroom Property
- Open Plan Living/Kitchen Area
- Courtyard & Patio Area
- Underfloor Heating With Air Source Heat Pump
- EPC Rating: B
- High Standard Of Fittings Throughout
- Bedroom With Landing/Dressing Area
- Parking Area With Electric Car Charging Point
- Viewing Highly Recommended
- Council Tax Band C

## **Ground Floor**

### **Entrance Door To**

### **Living/Dining Area**

19' 2" x 19' 4" max (5.84m x 5.89m) Circular shaped room. This area consists of what was formerly the roundel.

Double glazed window. Underfloor heating. Staircase to first floor. Understairs cupboard. Leads through to

### **Kitchen Area**

9' 4" x 8' 0" (2.84m x 2.44m) found within roundel. Double glazed window. Range of contemporary base and wall units. Quartz worktops. Butler style sink unit. Bosch electric oven and hob with extractor over and decorative splash back. Integrated fridge/freezer. Integrated slimline dishwasher and integrated washing machine. Downlighting. Underfloor heating.

## **First Floor**

### **Landing/Dressing Area**

10' 0" x 8' 8" max (3.05m x 2.64m) Semi circular area. Double glazed feature round window. Ideal dressing room/storage area. Carpet. Access to loft.

## **Bedroom One**

18' 8" x 9' 5" max (5.69m x 2.87m) Semi circular room. Two double glazed windows to front. Two double wardrobe cupboards. Underfloor heating. Carpet. Cupboard.

## **Bathroom**

Double glazed window to side. Suite of concealed low level WC and vanity hand basin. Offset large bath with separate shower unit with two shower heads. Chrome towel rail. Downlighting. Extractor. Half tiled walls.

## **Exterior**

### **Front Garden**

Courtyard patio area to side with further area to the front of the roundel.

### **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.

## **Agents Note**

There is a private sewage system at the property and the outgoing drainage charge is included in the rent.





**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.

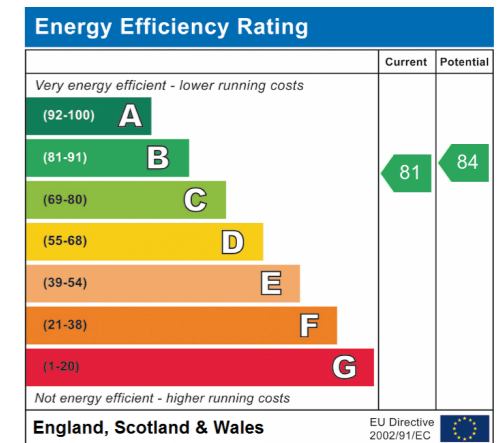
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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



**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.

