



philip INDEPENDENT
ESTATE AGENT
Jarvis



22 Wilson Close, Willesborough, Ashford, Kent. TN24 0HX.

£1,650 pcm

Property Summary

"I have always liked this house. Tucked away in a small cul-de-sac yet so well positioned for the town centre". - Philip Jarvis, Director.

A four bedroom detached house found in a popular development within Willesborough.

Well designed, there are two reception rooms separated by double doors. There is also downstairs a fitted kitchen and a separate utility room along with a useful cloakroom.

Upstairs there is an ensuite shower room off the master bedroom plus three further well proportioned bedrooms and family bathroom.

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

To the front there is an area of off road parking leading to the garage. The enclosed rear garden measures approximately 45ft with a large patio area.

Ashford town centre with a wide range of amenities is within easy access by car. There is the high speed rail service from Ashford to London St Pancras. There is also access to the M20 motorway at Junction 10

Features

- Four Bedroom Detached Home
- Two Reception Rooms
- Ensuite To Master Bedroom
- Garage & Off Road Parking
- Council Tax Band E
- Popular Residential Area
- Fitted Kitchen & Utility Room
- Attractive 45ft Rear Garden
- EPC Rating: D

Ground Floor

Entrance Door To

Double glazed window to front. Stairs to first floor. Understairs cupboard. Radiator. Tiled floor.

Sitting Room

16' 5" x 10' 10" (5.01m x 3.31m) Double glazed window to front. Fireplace with decorative fire (disconnected). Radiator. Double doors to

Dining Room

9' 11" x 9' (3.03m x 2.75m) Double glazed doors to rear garden. Radiator. Tiled floor.

Kitchen

10' 8" x 9' 11" (3.24m x 3.02m) Double glazed window to rear. Range of wall and base units. Black one and a half bowl sink unit. Electric oven. Four ring gas hob with stainless steel extractor over. Space for dishwasher. Local tiling. Radiator. Door to garage. Door to

Utility Room

6' 7" x 5' 6" (2.01m x 1.67m) Double glazed window to side. Double glazed door to rear. Base and wall cupboards with worktop. Plumbing for washing machine. Space for tumble dryer. Wall mounted gas boiler. Radiator.

Cloakroom

Double glazed frosted window to side. Low level WC. Vanity hand basin. Radiator. Tiled floor. Fully tiled walls.

First Floor

Landing

Access to loft. Airing cupboard.

Bedroom One

13' 11" x 12' 5" (4.24m x 3.78m) Double glazed window to front. Wardrobe cupboard. Double wardrobe cupboard. Further cupboards to side and over bed area. Radiator. Door to

Ensuite

Double glazed frosted window to side. Suite of low level WC, wash hand basin and panelled shower cubicle. Chrome towel rail. Fully tiled walls. Extractor.



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.

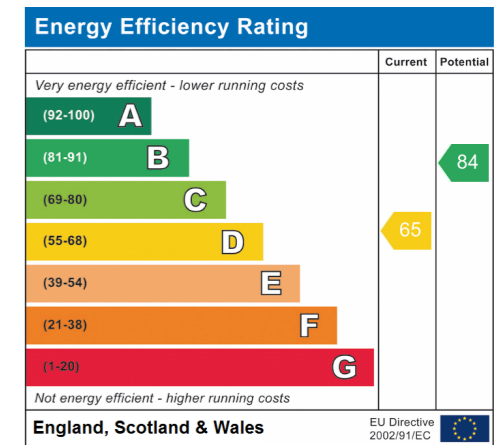
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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

