



philip
INDEPENDENT
ESTATE
AGENT
jarvis



2 The Wheelwrights, West Street, Harrietsham, Kent. ME17 1DW.

£1,400 pcm

Property Summary

"I really like the tucked away position of this detached two bedroom bungalow, ready to move into in January 2026" - Sally Pascoe, Sales & Lettings Executive

A two bedroom detached bungalow found in a tucked away position just off West Street in Harrietsham.

The bungalow is arranged with a well proportioned living room and kitchen/diner both overlooking the garden. There are two double bedrooms, bathroom and separate cloakroom.

Outside there is a driveway leading to the garage and a rear sunny garden that forms an 'L' shape around the property.

Harrietsham is a popular village offering a train station, east access to the M20 and a range of amenities. A nearby viewing is recommended for this popular bungalow.



Features

- Two Bedroom Detached Bungalow
- Cloakroom
- Enclosed Garden
- Cul-De-Sac Location
- Council Tax Band E
- Living Room & Kitchen/Diner
- Village Location
- Garage & Driveway To Side
- Energy Efficiency Rating D

Ground Floor

Entrance Door To:

Hall

Access to loft. Wood flooring. Storage cupboard.

Cloakroom

Double glazed frosted window to front. White suite of low level WC and hand basin. Radiator. Tiled floor.

Living Room

16' 6" x 13' 9" (5.03m x 4.19m). Casement doors to garden. Double glazed window to side. Radiator. Decorative fireplace. Wood flooring.

Kitchen/Diner

13' 8" x 11' 7" (4.17m x 3.53m). Casement doors to rear. Double glazed window to side. Range of base and wall units. Built in electric oven and hob with extractor over. Stainless steel 1 1/2 bowl sink unit. Wall mounted boiler. Tiled floor. Radiator.

Bedroom One

12' x 9' 9" to wardrobe door (3.66m x 2.97m). Double glazed window to front. Sliding door wardrobe cupboard. Radiator.

Bedroom Two

11' 6" to wardrobe door x 9' 6" (3.51m x 2.90m). Double glazed window to front. Sliding door wardrobe cupboard. Radiator.

Bathroom

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

Exterior

Front

Small shingled area to front with shrub beds.

Rear

Area to lawn which stretches round to one side of the bungalow. Patio area.

Parking

Shingled driveway leading to garage.

Garage

Up and over door. Door to side.



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.ipos.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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