



philip
INDEPENDENT
ESTATE
AGENT
jarvis



26 Knaves Acre, Headcorn, Kent. TN27 9TJ.

£1,400 pcm

Property Summary

"I love the size of the properties on Knaves Acre. They are spacious and bright home". - Sally Pascoe, Lettings and Sales Executive.

A three bedroom semi detached home found in a sought after cul-de-sac location within the commuter village of Headcorn.

To the ground floor there is a porch leading to an open lounge/diner, kitchen and conservatory. To the first floor there are three bedrooms and a family bathroom.

Well positioned, both the village centre and mainline railway station are within an easy walk from the property.



Features

- Three Bedroom Semi Detached House
- Off Road Parking & Garage
- Walking Distance To Train Station
- Council Tax Band: C
- Cul-De-Sac Location
- Open Lounge/Diner
- Conservatory
- EPC Rating: D

Ground Floor

Front Door To

Porch

Double glazed window to side.

Inner Door To

Lounge/Diner

16' 1" x 23' 7" (4.90m x 7.18m) 'L' Shaped lounge/diner. Stairs to first floor landing. Cupboard under stairs. TV point. BT point. Cupboard housing electric meter. Two radiators.

Kitchen

8' x 8' 6" (2.44m x 2.60m) Range of base and wall units. Integrated double oven. Electric hob with extractor over. Integrated dishwasher. Stainless steel sink and drainer. Tiled walls. Double glazed doors and double glazed sliding door to

Conservatory

8' x 16' (2.43m x 4.87m) Double glazed window to rear and side. Double glazed sliding door to rear. Double glazed French door to side,

First Floor

Landing

Hatch to loft access. Wall mounted thermostat.

Bedroom One

9' 5" x 13' 1" (2.86m x 3.99m) Double glazed window to front. Radiator. BT point.

Bedroom Two

10' x 10' 9" (3.05m x 3.27m) Double glazed window to rear. Radiator

Bedroom Three

6' 6" x 6' 9" (1.97m x 2.06m) Doubled glazed window to front. Radiator. BT point. Cupboard housing water tank.

Bathroom

Double glazed obscured window to rear. Fully tiled walls. Radiator. Suite comprising of low level WC, wash hand basin, Panelled bath with electric power shower and glass screen.

Exterior

Front Garden

concreate path and driveway for several vehicles.

Garage

Double doors to garage. Power and lights. Wall mounted gas boiler. Double glazed window and door to rear.

Rear Garden

Mainly laid to lawn. Brick block pathway leading to raised decking area and garage.

Agents Note

1. The front door is being replaced to a white UPVC door.
2. The photos are from before the current tenant moved in.



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.

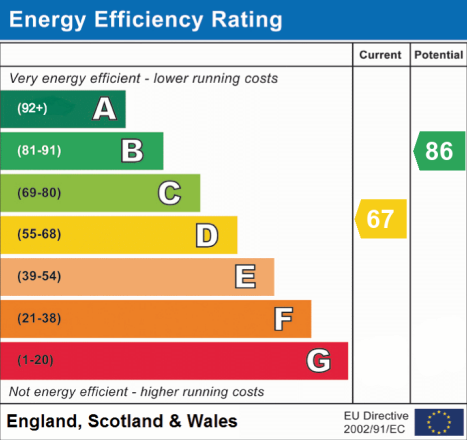
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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



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.

