



philip INDEPENDENT
ESTATE AGENT
Jarvis



1 The Red Cottage, Old Ashford Road, Lenham, Kent. ME17 2DG.

£1,300 pcm

Property Summary

"Such an idyllic cottage. I love the beams and tucked away garden".- Matthew Gilbert, Branch Manager.

A well presented two bedroom cottage located on the edge of Lenham village centre.

This well presented home consists of a porch, lounge, kitchen, study and bathroom to the ground floor. To the first floor there are two bedrooms.

Externally there is a front and rear garden as well as a driveway.

Please book a viewing to avoid disappointment.



Features

- Two Bedroom End of Terraced Home
- Downstairs Bathroom
- Walking Distance To Village Centre
- Garden To Front And Rear
- Council Tax Band C
- Character Features Throughout
- Study Area
- Driveway
- EPC Rating: D

Ground Floor

Front Door To

Porch

Inner door to

Lounge

11' 5" x 10' 8" (3.470m x 3.240m) Double glazed window to front. radiator. Brick fireplace with log burner. TV point.

Kitchen

2' 10" x 11' 4" (3.924m x 3.463m) Double glazed window to front. Two double glazed windows to side. Range of base and wall units. Sink and drainer. Electric hob and oven. Integrated fridge and freezer. Dishwasher. Electric underfloor heating. Localised tiling. Wall lights.

Rear Lobby/Study

8' 4" x 8' 7" (2.547m x 2.628m) Double glazed window to side. Double glazed window to rear. Door to rear access. Radiator. Built in cupboard with plumbing for washing machine.

Bathroom

Double glazed obscured window to rear. Suite comprising of low level WC, vanity hand basin and roll top bath. Chrome heated towel rail. Rain head walk in shower. Double glazed window to rear. Localised tiling.

First Floor

Landing

Double glazed window to front. Hatch to loft access. Thermostat.

Bedroom One

12' 7" x 12' 6" (3.825m x 3.808m) Double glazed window to front. Double glazed Velux window to rear. radiator. Tv point. Wall lights.

Bedroom Two

Double glazed window to rear. Radiator. Built in wardrobes.

Exterior

Front

Shrubs and plants to front border. Outside tap. Planters.

Parking

Five bar gate to single driveway.

Rear Garden

Hard standing area for gas bottles. Pathway to lawned area and two separate raised seating area. metal shed. Log store. Plug socket.



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.

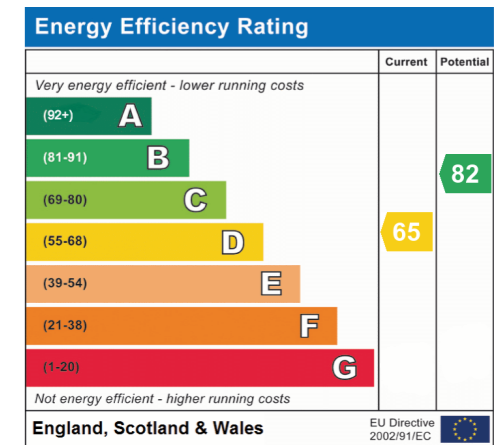
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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

