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ESTATE AGENT
Jarvis



4 Downlands, Harrietsham, Kent. ME17 1LE.

£2,500 pcm

Property Summary

"A rare opportunity to rent a substantial four bedroom detached house found in a small, select cul-de-sac development in Harrietsham". - Philip Jarvis.

Primrose Cottage is a well presented house arranged over two floors offering well proportioned family space.

Downstairs there is a dual aspect sitting room with double doors out onto the garden plus a brick fireplace with wood burner. There is a separate dining room off the hall and a study/home office with Neville Johnson fitted furniture.

There is a well equipped kitchen/breakfast room with built in appliances, central island and granite worktops. The kitchen leads through to the breakfast room area, again, with doors onto the garden. In addition there is a conservatory to the side with bifold doors and a family room area. Finally there is a utility room and cloakroom downstairs.

Upstairs off the galleried landing, there are the four bedrooms. The master bedroom boasts a large ensuite shower room and walk in wardrobe area. There are three further double bedrooms and family bathroom.

There is an extensive driveway to the front of the house leading to the double garage with electric up and over door.

There is a mature rear garden with extensive patio area, garden shed and hot tub.

Harrietsham is a most popular village found to the south of Maidstone. There are two shops, well respected primary school and railway station in the village. The larger village of Lenham is approximately one mile away. The county town of Maidstone is eight miles away and there is access to the M20 motorway five miles away at Junction eight.

An early viewing comes most recommended to fully appreciate everything this property has to offer.

Features

- Extensive Modern Four Bedroom Detached House
- Dining Room & Study
- Kitchen/Breakfast Room
- Four Double Bedrooms
- Double Garage
- Available December 2023
- EPC Rating: C
- Dual Aspect Sitting Room
- Family Room & Conservatory
- Utility Room & Cloakroom
- Large Ensuite To Master Bedroom & Family Bathroom
- Established Garden & Extensive Patio
- Council Tax Band G

Ground Floor

Hall

Stairs to first floor. Understairs cupboard. Radiator. Laminate floor.

Cloakroom

White suite of low level WC and corner hand basin and heated white towel rail. Half tiled walls. Tile floor. Extractor.

Sitting Room

21' 8" x 13' 0" (6.60m x 3.96m) Double glazed window to front with shutters. Double glazed doors to rear garden with full length double glazed window to either side. Brick fireplace with wood burning stove. Two radiators. Laminate floor.

Dining Room

11' 0" x 10' 0" (3.35m x 3.05m) Double glazed window to rear. Radiator. Laminate flooring.

Study/Home Office

10' 0" x 7' 0" (3.05m x 2.13m) Double glazed window to rear. Radiator. Fitted Neville Johnson furniture. Laminate floor.

Kitchen/Breakfast Room

21' 6" x 13' 0" max (6.55m x 3.96m) Two double glazed window to front. Double glazed doors to rear. Double glazed doors to conservatory. Range of base and wall units. Bosch built in electric oven with five ring built in gas hob and extractor. Granite worktops with inset white sink unit with pan tap and Quooker hot tap and half bowl. 'Insinkerator' waste disposal unit. Bosch microwave. Integrated dishwasher. Integrated fridge/freezer. Central breakfast bar with wine cooler. Downlighting. Tiled floor. Underfloor heating.

Conservatory

14' 8" x 6' 10" (4.47m x 2.08m) Double glazed window to side and rear. Double glazed bi fold doors to rear. Tiled floor. Underfloor heating.

Family Room

11' 0" x 7' 0" (3.35m x 2.13m) Double glazed window to rear and skylight. Tiled floor. Underfloor heating.

Utility Room

7' 0" x 6' 10" (2.13m x 2.08m) Double glazed window to side. Range of base and wall units. Stainless steel sink unit. Hotpoint freestanding fridge/freezer. Aqualtis freestanding washing machine. Bosch freestanding tumble dryer. Door to garage. Underfloor heating. Dryer pulley system

First Floor

Landing

Double glazed window to front with shutters. Radiator. Airing cupboard. Access to loft with drop down loft ladder.

Bedroom One

14' 0" x 11' 10" (4.27m x 3.61m) Double glazed window to front and side with shutters. Radiator and ceiling fan. Spotlights. Walk in wardrobe cupboard.

Ensuite Shower Room

Double glazed window to rear. Contemporary suite of wall hung concealed low level WC. Large rectangular vanity hand basin unit. Walk in shower with rain shower head. Fully tiled walls and floor. Radiator. Downlighting. Extractor.

Bedroom Two

11' 10" x 11' 8" (3.61m x 3.56m) Double glazed window to rear with shutters. Radiator and ceiling fan. Built in sliding wardrobe door cupboards.

Bedroom Three

11' 10" x 9' 10" (3.61m x 3.00m) Double glazed window to front with shutters. Radiator and ceiling fan. Two sets of wardrobe cupboards.

Bedroom Four

10' 0" x 9' 8" max (3.05m x 2.95m) Double glazed window to rear with shutters. Radiator and ceiling fan.

Bathroom

Double glazed window to rear. Contemporary suite of low level WC, pedestal hand basin and panelled bath with separate shower unit and screen. Part tiled walls. Tiled floor. Extractor. White towel rail.

Exterior

Front Garden

Picket fence to front. Shrub borders to side. The front garden is predominantly made up of a large parking area leafing to the double garage.

Double Garage

Electric up and over door. Power and lighting. Internal door to utility room.

Rear Garden

Established enclosed garden. Extensive patio area. Circular lawned area. Mature shrubs. Garden shed. Hot tub with shelter and bar area.

Agents Note

1. The hot tub is to remain. If the tenant wishes to use it they will be responsibility for the maintenance and any repairs of the hot tub. See the Agent for more information.
2. There may be certain items of furniture that can remain for the prospective Tenant.
3. Freestanding white goods, waste disposal unit and hot and pan taps will remain but will come with no warranty if they break or need repairing.



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.

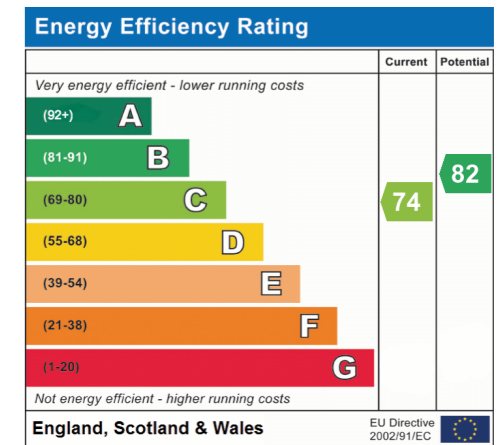
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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

