



UUUU





3 New Cottages, Bicknor Lane, Bicknor, Kent. ME9 8AY. £1,500 pcm

Property Summary

"I love the peaceful , rural setting of this home". - Sally Pascoe, Sales & Letting Executive.

A modern three bedroom semi-detached house found in a rural location within the village of Bicknor.

Available now the property is arranged with a lounge/dining room looking out over the rear garden, fitted kitchen and cloakroom downstairs.

Upstairs there are the three bedroom and family bathroom. Added to this there is double glazing and calor gas central heating.

There is an enclosed 40ft rear garden and parking accessed via a service road to the rear of the row of cottages.

An early viewing comes most recommended to fully appreciate the location of this property.



Features

- Modern Three Bedroom Semi Detached House
 Lounge/Dining Room & Kitchen
- Downstairs Cloakroom
- 40ft Rear Garden
- Rural Village Location
- Council Tax Band D

- Double Glazing & Calor Gas Central Heating
- Parking To Rear
- EPC Rating: E

Ground Floor

Entrance Door To

Hall

Double glazed window to side. Stairs to first floor. Tiled floor. Radiator.

Cloakroom

Double glazed frosted window to front. Wall mounted concealed low level WC. Wall hung hand basin. Radiator. Half tiled walls. Tiled floor. Extractor. Downlighting.

Lounge/Dining Room

16' 8" x 12' 2" (5.08m x 3.71m) Double glazed doors and double glazed window to rear. Radiator. Brick fireplace with wood burning stove. Wood effect flooring. Understairs cupboard.

Kitchen

8' 8" x 7' 9" (2.64m x 2.36m) Double glazed window to front. Range of base and wall units. White one and a half bowl sink unit. Gas cooker with extractor over. Plumbing for washing machine. Space for fridge/freezer. Tiled floor.

First Floor

Landing

Access to loft. Storage cupboard.

Bedroom One

10' 2" x 9' 8" (3.10m x 2.95m) Double glazed window to rear. Radiator. Double wardrobe cupboard.

Bedroom Two

 8^{\prime} 6" x 7' 8" (2.59m x 2.34m) Double glazed window to front. Radiator. Double wardrobe cupboard.

Bedroom Three

8' 6" x 6' 3" (2.59m x 1.91m) Double glazed window to front. Radiator.

Bathroom

Double glazed frosted window to rear. White suite of concealed wall hung low level WC. Wall hung hand basin. Tiled panelled bath with shower attachment. Fully tiled wall and floor. Chrome towel rail. Extractor. Downlighting.

Exterior

Front Garden

Laid to lawn with path to front door. Picket fence to front boundary. Side gate leading to the rear.

Rear Garden

Approximately 40ft in length. Laid to lawn with patio area. Shed.

Parking

There is parking to the rear accessed via a service road behind the row of cottages.

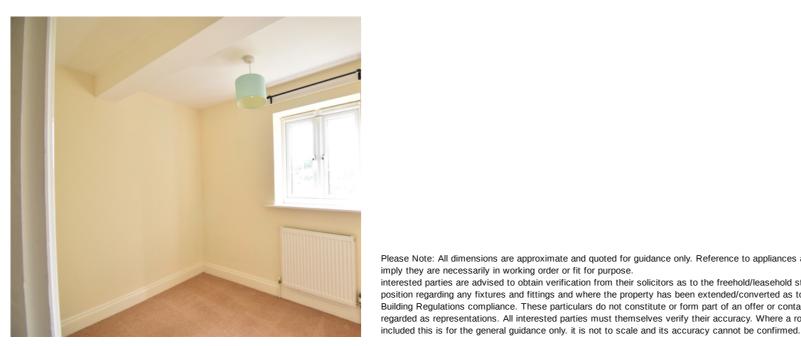
Agents Note

1. There is a maintenance charge of £7.50 toward the drainage/sewerage system.

2. The property is on a Nova gas supply. A contract will need to be set up prior to the start of the tenancy.







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

arla propertymark propertymark

E: homes@philipjarvis.co.uk W: www.philipjarvis.co.uk T: 01622 858241

A: The Square, Lenham, Maidstone, ME17 2PH





Viewing Strictly By Appointment With

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91)		
(69-80)		71
(55-68)		
(39-54)	51	
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
	U Directive 002/91/EC	$\langle O \rangle$