



philip INDEPENDENT  
ESTATE AGENT  
Jarvis



## Pheasants Retreat Knowle Hill, Ulcombe, Maidstone, Kent. ME17 1ES.

£1,695 pcm

### Property Summary

An opportunity to rent a fully furnished two bedroom detached chalet on a short term letting basis.

Pheasant Retreat is situated in a true rural location found on a working farm.

Available at short notice this property is ideal for someone between properties or looking for a base during a short term work contract.

Pheasant Retreat is particularly well presented and offers comfortable accommodation. There is an open plan living area with fitted kitchen to one side. Bedroom one boasts an ensuite shower room and there is a second bedroom and shower room.

There is one patio area and a small grassed area for use and there is also a parking area to the front. The rent also includes all the utility bills. An early viewing comes most recommended.

### Features

- Short Term Let Available
- Open Plan Living/Kitchen Area
- Rural Location
- Parking Area
- Two Bedroom Detached Chalet Property
- Ensuite To Bedroom One
- Three Patio Areas
- Fully Furnished

## **Ground Floor**

### **Entrance Door To**

### **'L' Shaped Open Plan Living/Kitchen Area**

16' 6" to 6' 2" x 8' 10" to 8' 8" (5.03m to 1.88m x 5.74m to 2.64m) Double glazed doors to front. Two double glazed windows to side. Vaulted ceiling. Radiator. Wood effect flooring. Range of base and wall units. Stainless steel sink unit. Stainless steel electric oven and hob with extractor over. Integrated fridge. Integrated washing machine and slimline dishwasher. Downlighting.

### **Inner Lobby**

Downlighting.

### **Bedroom One**

16' 6" x 10' 8" to 7' 3" (5.03m x 3.25m) Double glazed door to patio. Two double glazed windows to side. Vaulted ceiling. Radiator. Wood effect flooring. Door to

### **Ensuite Shower Room**

White suite of low level WC, pedestal hand basin and large shower cubicle. Chrome towel rail. Fully tiled walls. Extractor. Tiled floor.

### **Bedroom Two**

10' 9" x 6' 6" (3.28m x 1.98m) Double glazed window to rear. Radiator. Wood effect flooring.

### **Shower Room**

Double glazed Velux window to rear. White suite of low level WC, pedestal hand basin and large shower cubicle. Chrome towel rail. Fully tiled walls. Extractor. Tiled floor.

### **Exterior**

### **Exterior**

There is one patio area for use and a small grassed area. The hot tub at the property is not included.

### **Agents Note**

This is a short term let. See agent for full terms and conditions as normal AST fees do not apply.



**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](http://www.tpos.co.uk)

• Philip Jarvis Estate Agent Ltd is part of the PropertyMark Client Money Protection Scheme. Scheme reference: C0014138.<br/>

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**