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ESTATE AGENT  
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## 2 Yew Tree Cottages, The Street, Pluckley, Kent. TN27 0QS.

£1,395 pcm

### Property Summary

"As you walk through this cottage, you cannot help but feel this property has so many stories to tell". - Philip Jarvis, Director.

A Grade II listed cottage arranged over three floors. With many character features it is believed it have formed part of what was originally a larger property with a close relationship with the Dering family of Pluckley.

The accommodation is currently arranged with a kitchen/breakfast room and sitting room downstairs. A large feature part stone staircase leads to two bedrooms and the bathroom and then on the second floor is a large main bedroom that could alternatively be used as a second sitting room.

Outside there is a garden area laid to lawn with two decking areas plus a large shed and parking space for one car.

Pluckley is an ever popular village with a shop, primary school, two public houses and a railway station. The larger villages of Charing, Lenham and Headcorn are all easily accessed. The market town of Ashford and county town of Maidstone are also both access within a thirty minute drive.

### Features

- Three Bedroom Character Cottage
- Wealth of Character Features
- Grade II Listed
- Popular Village Location
- Council Tax Band C
- Beleived To Date Back To 17th Century
- Arranged Over Three Floors
- Garden & Parking Space
- EPC Rating: TBC



## Ground Floor

### Entrance Door To:

### Kitchen/Breakfast Room

15' 9" max x 9' 11" (4.80m x 3.02m) Window to front. Feature Dering window to side. Range of base units. Butler sink. Electric cooker with stainless steel extractor hood over. Space for washing machine and fridge/freezer. Combination boiler. Exposed brickwork and beams. Radiator. Door to

### Sitting Room

15' 10" plus fireplace recess x 12' 8" (4.83m x 3.86m) Two windows to front. Dering window to rear. Two radiators. Exposed beams. Feature brick fireplace (non operational). Cupboard. Door to stone staircase to first floor with storage cupboard on half landing.

## First Floor

### Landing

Window to rear. Radiator. Exposed floorboards.

### Bedroom Two

16' 6" x 9' 9" narrowing 8' 4" (5.03m x 2.97m) Window to rear. Exposed brick fireplace (non operational). Radiator.

### Bedroom Three

13' 0" x 10' 0" narrowing to 7' 4" (3.96m x 3.05m) Two windows to front. Radiator. Exposed floorboards.

## Bathroom

Frist window to rear. White suite of low level WC, pedestal hand basin and pine panelled bath with Mira shower unit. Part tiled walls. Radiator. Extractor.

## Second Floor

### Bedroom One

22' 10" x 16' 4" (6.96m x 4.98m) This room could easily be used as a second reception room. Window to front and side. Velux style window to rear. Exposed floorboards. Radiator.

## Exterior

### Garden

There is a lawned garden area found across from the shared driveway, shared with 1 Yew Tree Cottage. There are also two decking areas and a large garden shed. There are further small garden areas under the kitchen window and leading up to the Yew Tree to the front of the cottage.

### Parking

There is one parking space adjacent to the garden area.

### Agents Note:

1. The property is Grade II listed.
2. There is a flying freehold behind the cupboard in the sitting room and below part of bedroom two with 1 Yew Tree Cottage.
3. Although 2 Yew Tree Cottage owns the driveway. 1 Yew Tree Cottages has a right of way over it to their parking area.





**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.

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