



RED BARN
COTTAGE

philip INDEPENDENT
ESTATE AGENT
Jarvis

Red Barn Cottage, East Street, Harrietsham, Maidstone, Kent. ME17 1HL.

£1,500 pcm



Property Summary

"It is not often that you find an older style cottage with real character and have the added benefit of parking off road". - Philip Jarvis, Director.

A three bedroom semi-detached cottage found on the fringes of popular Harrietsham.

Well presented, the cottage features a sitting room with wood burner, large kitchen/dining room and cloakroom downstairs. Upstairs are three well proportioned bedrooms and a bathroom.

There is an enclosed garden to one side plus a further garden and parking area.

The property is available now and is being let on a six month tenancy. There however may be the opportunity of extending this at the end of the term.

Harrietsham is a most popular village boasting two shops and primary school. There is also a mainline station and good access to the M20 motorway at Leeds village.

Features

- Three Bedroom Semi-Detached Cottage
- Many Character Features
- Downstairs Cloakroom
- Garden To Side
- Village Location
- Council Tax Band E
- Six Month Tenancy
- Large Sitting Room & Kitchen/Diner
- Three Well Proportioned Bedrooms & Upstairs Bathroom
- Off Road Parking
- EPC Rating: E



Ground Floor

Entrance Door To

Lobby

Secondary double glazed window to side.

Cloakroom

Frosted window to side. Low level WC. Hand basin.

Sitting Room

20' 4" x 10' 8" (6.20m x 3.25m) Window to front. Two windows to side. Feature brick fireplace with wood burning stove. Two radiators. Side board. Grandfather clock.

Kitchen/Diner

24' 8" x 10' 4" (7.52m x 3.15m) Secondary double glazed window to rear. Secondary double glazed window to side. Glass casement door to side. Range of base and wall units. Stainless steel one and a half bowl sink unit. Belling double electric oven. Tricity four ring electric hob with copper extractor hood over. Plumbing for washing machine. Fridge. Oil boiler. Tiled worktops. Radiator, Open tread staircase to first floor.

First Floor

Landing

Skylight. Radiator.

Bedroom One

13' 10" x 10' 8" (4.22m x 3.25m) Window to side and rear. Two radiators. Double wardrobe cupboard. Airing cupboard.

Bedroom Two

11' 2" x 9' 2" (3.40m x 2.79m) Window to side. Radiator.

Bedroom Three

10' 4" x 8' 0" max (3.15m x 2.44m) Window to side. Radiator.

Bathroom

Frosted window to side. White suite of low level WC, pedestal hand basin and panelled bath with shower attachment. Fully tiled walls. Tiled floor. Chrome towel rail. Access to loft.

Exterior

Garden

There is a garden to one side of the cottage leading to the parking area. There is a further enclosed area to the side accessed via a gate.

Parking

There is off road parking to the side of the cottage.

Agents Note

1. The lease is initially for only six months.
2. The wooden sheds in the side garden are not included in the tenancy. The Landlords also have the right at convenient times to access them. There is also a right of way to the neighbouring property across the back of the cottage.
3. The fridge remains for the use of the Tenants but comes with no warranties. If it break it will not be replaced.
4. In accordance with The Estate Agents Act 1979, we hereby declare that the owners of this property are related to an employee of Philip Jarvis Estate Agent Ltd.
5. There are further items of furniture that could remain for the Tenants



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.

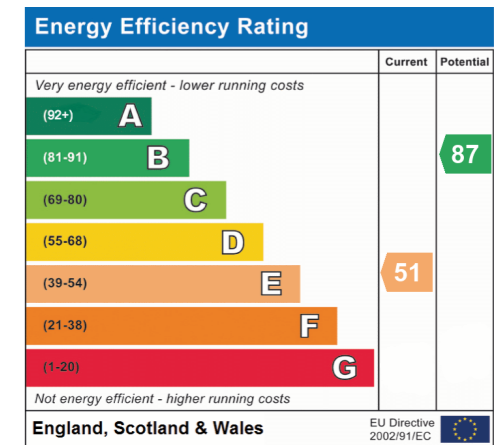
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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

