



philip
INDEPENDENT
ESTATE
AGENT
jarvis



89 High Street, Charing, Kent. TN27 0LS.

£1,150 pcm

Property Summary

"I love how the landlords have renovated this cottage, keeping many of the original character features". - Sally Pascoe, Sales & Lettings Executive.

Available now, this two bedroom semi-detached cottage which has recently been decorated and is now ready make into a most comfortable home in the heart of Charing village.

Downstairs, there is a bright living room with a decorative fireplace. The kitchen comprises of fitted units, including a potential understairs coffee making station and further storage.

Upstairs there is the double bedroom to the front of the property and the single bedroom to the rear, both with brand new carpets. The modern shower room is also this floor.

Externally, there is a parking area to the front of the property and a small seating area.

Charing is a popular village and this property is in close proximity to the village stores, doctors surgery and train station as well as countryside walks. The larger town of Ashford is approximately a 10 minute drive away, while the train station offers service to London and the coast.

Features

- Village Location
- Character Features
- Parking
- EPC Rating: E
- Recently Decorated
- Double Glazing Throughout
- Central Heating
- Council Tax Band B

Ground Floor

Front Door To

Living Room

12' 3" x 11' 3" (3.73m x 3.43m) Double glazed window to front. Decorative fireplace. Exposed beams.

Kitchen

10' 4" x 6' 0" (3.15m x 1.83m) Double glazed window to side. Range of base and wall units. Feature fireplace with inset oven, hob and extractor. Space for fridge/freezer. Space for washing machine. Door to side access. Exposed beams.

First Floor

Bedroom One

13' 1" max x 10' 3" max (3.99m x 3.12m) Double glazed window to front. Brand new carpet. Decorative fireplace. Exposed beams. Loft hatch.

Bedroom Two

10' 2" x 5' 7" (3.10m x 1.70m) Double glazed window to rear. Brand new carpet. Exposed beams.

Shower Room

Low level WC, vanity unit. Extractor fan. Mirror. Walk in shower. Heated chrome towel rail

Exterior

Front Garden

Parking area to the front of the cottage only. Seating area. Laid to lawn.

Agents Note

1. There is only a parking area to the front of the property. This is accessed via a shared driveway which is not to be blocked at any time.
2. Due to there being no enclosed garden, dogs will not be appropriate at the property.
3. If the tenant were to require the fridge/freezer or washing machine, they will be left for the use of the tenant but will come with no warranty. i.e if it breaks, it will not be replaced or maintained.



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.

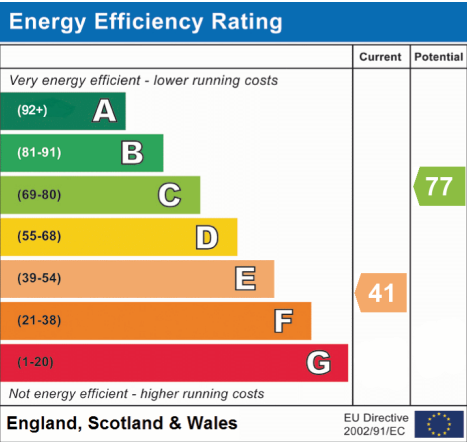
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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



Viewing Strictly By Appointment With



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.

