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**\*\*2 The Wheelwrights, West Street, Harrietsham, Kent. ME17 1DW.**

**£1,250 pcm**

## Property Summary

A two bedroom detached bungalow found in a tucked away position just off West Street in Harrietsham.

The bungalow is arranged with a well proportioned living room and kitchen/diner both overlooking the garden. There are two double bedrooms, bathroom and separate cloakroom.

Outside there is a driveway leading to the garage and a rear garden that stretches to a further area to one side of the property.

Found in a popular village, an early viewing comes most recommended.



## Features

- Two Bedroom Detached Bungalow
- Cloakroom
- Enclosed Garden
- Cul-De-Sac Location
- Living Room & Kitchen/Diner
- Village Location
- Garage & Driveway To Side
- Energy Efficiency Rating D

**Ground Floor**

**Entrance Door To:**

**Hall**

Access to loft. Wood flooring. Storage cupboard.

**Cloakroom**

Double glazed frosted window to front. White suite of low level WC and hand basin. Radiator. Tiled floor.

**Living Room**

16' 6" x 13' 9" (5.03m x 4.19m). Casement doors to garden. Double glazed window to side. Radiator. Decorative fireplace. Wood flooring.

**Kitchen/Diner**

13' 8" x 11' 7" (4.17m x 3.53m). Casement doors to rear. Double glazed window to side. Range of base and wall units. Built in electric oven and hob with extractor over. Stainless steel 1 1/2 bowl sink unit. Wall mounted boiler. Tiled floor. Radiator.

**Bedroom One**

12' x 9' 9" to wardrobe door (3.66m x 2.97m). Double glazed window to front. Sliding door wardrobe cupboard. Radiator.

**Bedroom Two**

11' 6" to wardrobe door x 9' 6" (3.51m x 2.90m). Double glazed window to front. Sliding door wardrobe cupboard. Radiator.

**Bathroom**

Double glazed frosted window to rear. White suite of low level WC, vanity hand basin and panelled bath with separate shower unit. Part tiled walls. Radiator. Tiled floor.

**Exterior**

**Front**

Small shingled area to front with shrub beds.

**Rear**

Area to lawn which stretches round to one side of the bungalow. Patio area.

**Parking**

Shingled driveway leading to garage.

**Garage**

Up and over door. Door to side.





**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.

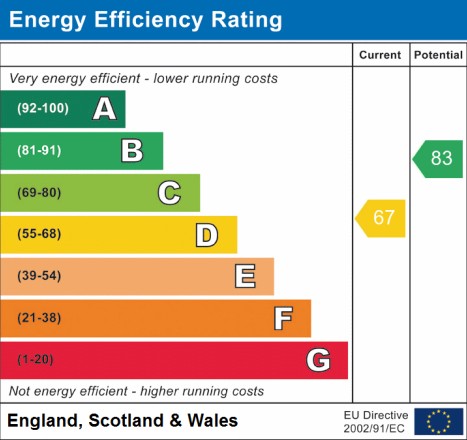
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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



**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.

