



philip INDEPENDENT
ESTATE AGENT
Jarvis



The Bungalow Old School Lane, Ryarsh. ME19 5LP.

£1,750 pcm

Property Summary

"Not often does a character three bedroom bungalow become available in such a tucked away village location". - Philip Jarvis, Director

An opportunity to rent a character three bedroom detached bungalow found in the ever popular village of Ryarsh.

This well presented bungalow is arranged to include a 22ft sitting room, separate dining area, conservatory and kitchen/breakfast room. The master bedroom has an ensuite shower room and there are two further bedrooms and family bathroom.

Added to this, there is gas central heating and off-road parking for several vehicles. There are mature gardens to the side and rear of the bungalow.

Well positioned, Ryarsh boasts a village pub and primary school and the M20 motorway and West Malling railway station are only a short drive away.

Features

- Three Bedroom Detached Bungalow
- Kitchen/Breakfast Room
- Off Road Parking
- Popular Village Location
- Council Tax Band E
- Two Reception Rooms & Conservatory
- Master Bedroom With Ensuite Shower
- Attractive Mature Garden
- EPC Rating: E

Ground Floor

Entrance Door To:

Lobby

Two leaded windows to side. Tiled floor. Casement door to:

Hall

Cloaks cupboard. Airing cupboard. Cupboard housing wall mounted boiler and space for tumble dryer. Laminate floor. Radiator with decorative cover. Laminate flooring.

Dining Room

12' 4" x 11' 6" max (3.76m x 3.51m). Two leaded windows to side. Ornate fireplace. Radiator. Laminate flooring. Access to loft. Leads through to:

Sitting Room

22' 2" x 9' 10" (6.76m x 3.00m). Two leaded windows to front. Further feature arched leaded window to front. Access to loft space. Two radiators. Laminate floor. Wood mantel fireplace with gas coal effect fire (not in use). TV point.

Kitchen/Breakfast Room

10' 8" x 10' 6" (3.25m x 3.20m). Leaded window to front and rear. Range of base and wall units. Granite worktops. Single round bowl inset sink unit. Plumbing for washing machine. Space for fridge. Leisure Rangemaster dual fuel range cooker (gas hob and right hand side oven and grill). Extractor. Local tiling. Tiled floor. Spotlights.

Conservatory

11' 8" x 6' 7" (3.56m x 2.01m). Double glazed windows to side. Radiator. Tiled floor.

Bedroom One

12' 2" plus doorwell x 11' (3.71m x 3.35m). Double glazed window to rear. Feature round window. Radiator. Laminate floor. Arch to:

Ensuite Shower Area

Shower cubicle with Mira shower unit. Corner vanity hand basin. Fully tiled walls and floor. Recess lighting. Extractor.

Bedroom Two

11' 4" x 10' (3.45m x 3.05m). Double glazed window to rear. Radiator. Access to loft. Laminate floor.

Bedroom Three

11' 6" x 8' 9" (3.51m x 2.67m). Currently used as a study. Double glazed window to side (does not open). Radiator. Laminate flooring.

Bathroom

Double glazed leaded window to side. Low level WC. Vanity hand basin. Panelled bath with shower attachment. Radiator. Laminate floor. Part tiled walls. Part wood panelling to walls. Spotlights.

Exterior

Front Garden

Small area to the front of the property.

Driveway

Parking area for several vehicles. Leads through to the side garden.

Side Garden

Area to lawn. Summer house. Playhouse. Further storage shed. Mix of plants, shrubs and trees. Leads through to the rear garden.

Rear Garden

Laid to lawn with patio area. Mix of shrubs and trees.



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.

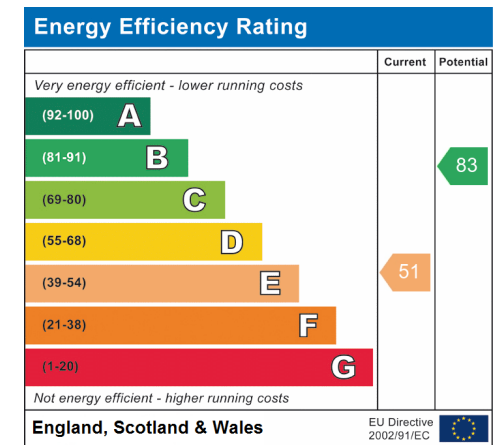
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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

