



philip INDEPENDENT
ESTATE AGENT
Jarvis



15 Lewis Court Drive, Boughton Monchelsea, Maidstone, Kent. ME17 4LQ.

£1,695 pcm



Property Summary

"I really like the extension to the rear of this house providing a large kitchen/diner overlooking the garden. Ideal for a growing family". - Philip Jarvis, Director.

An extended three bedroom semi detached house found in Boughton Monchelsea.

The house was refurbished approximately one year ago to include a new kitchen, bathroom, and carpets.

Downstairs there is a sitting room and large kitchen/diner looking out over the garden. Upstairs are three bedrooms and a bathroom.

There is double glazing and gas central heating.

Outside there is a long driveway leading to the garage and an attractive 50ft rear garden laid mainly to lawn.

Features

- Extended Three Bedroom Semi-Detached House
- Separate Sitting Room
- Refurbished In The Last Twelves Months
- Attractive Rear Garden
- Available July 2024
- EPC Rating: D
- Large Kitchen/Diner
- Modern Kitchen & Bathroom
- Driveway & Garage
- Popular Residential Area
- Council Tax Band D



Ground Floor

Entrance Door To

Hall

Stairs to first floor. Laminate flooring.

Sitting Room

Double glazed window to front. Gas fire with wood surround. Radiator. Carpet.

Kitchen/Diner

13' 4" x 8' 5" (4.06m x 2.57m) Range of modern base and wall units. Stainless steel one and a half bowl sink unit. Double electric oven. Four ring gas hob with extractor over. Integrated fridge. Integrated dishwasher. Washing machine. Breakfast bar. Cupboard understairs. Airing cupboard.

Dining Room Area

19' 2" x 13' 8" max narrowing to 7' 6" (5.84m x 4.17m) 'L' shaped room. Double glazed patio doors to rear. Radiator. Gas fire.

First Floor

Landing

Radiator. Access to loft. Carpet.

Bedroom One

Double glazed window to front. Radiator. Carpet.

Bedroom Two

Double glazed window to rear. Radiator. Carpet.

Bedroom Three

Double glazed window to rear. Radiator. Carpet.

Bathroom

Frosted window to side. Modern suite of low level WC, pedestal hand basin and panelled bath with separate electric shower unit. Fully tiled walls. Chrome towel rail. Vinyl floor.

Exterior

Front Garden

Laid to lawn with shrub beds.

Rear

Approximately 50ft in length. Laid to lawn. Shrub beds. Patio. Garden shed. Access to garage.

Garage

Long driveway leading to garage. Up and over door. Power and lighting. 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.

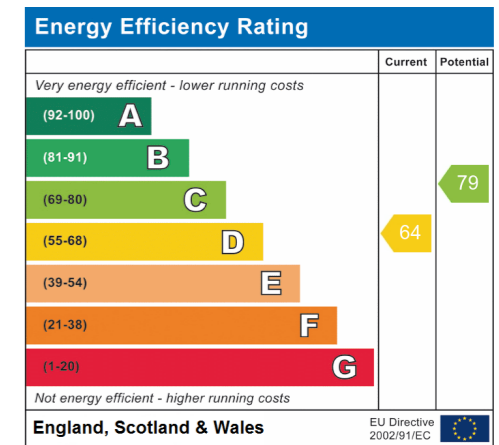
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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

• 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