



philip INDEPENDENT
ESTATE AGENT
Jarvis



11 Glebe Gardens, Lenham. ME17 2QA.

£1,650 pcm

Property Summary

"I have always loved the views from the rear of these houses on this side of Glebe Gardens, looking out over open countryside". - Philip Jarvis, Director.

The property has just been redecorated and benefits from new carpets throughout. There is also a modern kitchen and bathroom.

Downstairs the accommodation is arranged with a through lounge/dining room, kitchen and cloakroom, while upstairs there are three bedrooms and bathroom.

The property also benefits from double glazing and gas central heating.

The house is set back from the road with a long driveway leading to the garage. There is an enclosed rear garden that measures approximately 30ft and enjoys a sunny aspect.

Well positioned, the centre of Lenham is only a short walk. Lenham boasts a wide range of amenities and shops. There is also a primary and secondary school in the village along with a railway station providing access to London and Ashford International station. The M20 motorway is only a short drive away at Leeds.

Features

- Three Bedroom Semi Detached Home
- Views To The Rear Over Open Countryside
- Garage & Driveway To Side
- Recently Redecorated & New Carpets
- Available April 2025
- Council Tax Band D
- Popular Residential Close
- Modern Kitchen & Bathroom
- Set Back From The Cul-De-Sac
- 30ft Sunny Aspect Garden
- EPC Rating: D

Ground Floor

Double Glazed Entrance Door To:

Hall

Stairs to first floor. Radiator. Understairs cupboard. Further cupboard to front of the understairs cupboard. New carpet.

Cloakroom

Double glazed frosted window to side. Low level WC. Hand basin.

Living/Dining Room

19' 10" x 11' 6" narrowing to 9' 1" (6.05m x 3.51m) Double glazed window to front. Double glazed patio doors to rear. Two radiators. New carpet.

Kitchen

10' x 6' 11" (3.05m x 2.11m) Double glazed window to rear. Range of modern base and wall units. Stainless steel sink unit. Stainless steel electric oven with hob and extractor. Plumbing for washing machine. Understairs cupboard. Double glazed door to side. Radiators.

First Floor

Landing

Double glazed frosted window to side. Access to loft. Airing cupboard housing Worcester boiler. New carpet.

Bedroom One

10' x 6' 11" (3.05m x 2.11m) Double glazed window to rear. Radiator. New carpet.

Bedroom Two

11' 6" x 8' 6" (3.51m x 2.59m) Double glazed window to front. Radiator. New carpet.

Bedroom Three

9' x 7' (2.74m x 2.13m) Double glazed window to rear. Radiator. New carpet.

Bathroom

Double glazed frosted window to front. White suite of low level WC. Pedestal hand basin and panelled bath with shower attachment. Local tiling. Radiator.

Exterior

Front Garden

Laid to lawn with shrub beds.

Rear Garden

Approximately 30ft in length. Laid mainly to lawn with patio area. Shrub beds. Conifer hedge to bottom of garden. Pedestrian access to garage.

Garage

Up and over door. Window and door to side. Long driveway to the front of the garage.



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.

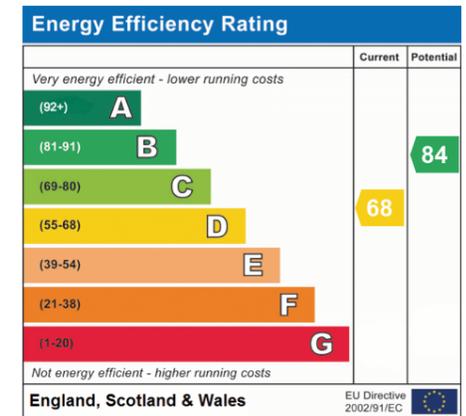
• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution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