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ESTATE AGENT  
Jarvis



# 1 New Shelve Farm Cottages, Ashford Road, Lenham, Maidstone, Kent. ME17 2DS.

£1,400 pcm

## Property Summary

"This cottage is perfectly located for countryside living. Having been recently redecorated, it will make a most comfortable home". - Sally Pascoe, Sales & Letting Executive.

This three bedroom semi-detached property is located within New Shelve Farm in Lenham Heath.

To the ground floor, there is a useful rear porch area which leads to the contemporary kitchen/dining space. There is also a separate sitting room. Upstairs, there are the three bedrooms with plenty of storage space. There is also a modern bathroom suite.

The outside space includes a large lawned area wrapping around to one side of the property. There is also a handy patio area to the rear and parking to the front of the house.

Located at the foot of the North Downs, country walks and local pubs are found nearby. Lenham village and the large towns of Maidstone and Ashford are easily reached with the A20 being only a short distance away. The local railway station has direct access to London Victoria as well as to the Ashford International station.

## Features

- Three Bedroom Semi-Detached Cottage
- Modern Kitchen & Bathroom
- Sitting Room & Kitchen/Diner
- Oil Central Heating
- EPC Rating: TBC
- Recently Redecorated
- Countryside Views
- Driveway To The Front Of The Property
- Rural Location
- Council Tax Band D

## **Ground Floor**

### **Hall**

Double glazed window to side. Stairs to first floor. Understairs cupboard. Radiator.

### **Sitting Room**

13' 11" x 12' 2" (4.24m x 3.71m) Double glazed window to front. Radiator. Cupboard to one recess.

### **Kitchen/Diner**

12' 4" plus recess x 8' 2" (3.76m x 2.49m) Double glazed window to rear. Range of modern base and wall units. Stainless steel sink unit. Stainless steel electric oven. Electric hob with extractor over. Radiator. Oil boiler. Further storage cupboard.

### **Rear Lobby**

Double glazed door to rear garden.

## **First Floor**

### **Landing**

Double glazed window to side. Access to loft.

### **Bedroom One**

11' 8" narrowing to 8' 6" x 9' 11" (3.56m x 2.59m) Double glazed window to front. Triple wardrobe cupboard. Airing cupboard. Radiator.

### **Bedroom Two**

10' 6" x 8' 9" (3.20m x 2.67m) Double glazed window to rear. Double glazed sliding door wardrobe cupboard. Ornate fireplace. Radiator.

### **Bedroom Three**

8' 4" x 8' 2" (2.54m x 2.49m) Double glazed window to rear. Radiator.

### **Bathroom**

Part frosted double glazed window to front. Suite of low level WC, pedestal hand basin and panelled bath with shower attachment. Panelling to bath area. Chrome towel rail.

## **Exterior**

### **Front Garden**

Laid to lawn with hedge to front. Path to front door.

### **Rear Garden**

Small area to rear. The main area of garden is found to one side of the house. This area is laid mainly to lawn with a large shed and two smaller stores.

### **Parking**

There is parking area to the front of the property.

### **Agents Note**

1. The drainage is on a shared cesspool with 2 New Shelve Cottages.
2. The property is found on a working farm.



**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/>

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.

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