



**Pelsham Farm Cottage Pelsham Estate, Peasmarsh
East Sussex TN31 6XH**

Impressive and spacious 4 bedroom farm house on a private country estate in a fabulous rural setting, finished to a very high standard.

£3,150 Per Month



Description

The accommodation includes:

Interior: Sitting room with reclaimed 200 year old oak floor and wood burning stove. Inner lobby with stone floor and cupboard. Spacious kitchen/breakfast room with stone floor, cooker, fridge and dishwasher. Hall and cloakroom with basin and wc. Utility room with freezer, washing machine, butler sink and heated towel rail. Study with oak floor. Stairs to landing. Double bedroom with feature fireplace; second double bedroom with ensuite shower room. Two further good sized bedrooms (one double & one single). Family bathroom with bath, shower hose, basin, heated towel rail and wc.

Exterior: Parking, garden with terrace, shed and separate paddock with unspoilt views over countryside and access to wonderful walks.

Services: Underfloor and oil, zonal heating, high insulation.

Energy Performance Rating: C

Unfurnished - Pets Considered

Location

The property is located on the outskirts of the charming East Sussex village of Peasmarsh, which benefits from 2 village pubs, primary school, active village hall, bowls club, local supermarket with pharmacy, post office, café restaurant, and petrol filling station. The ancient Cinque Port town of Rye is approximately 3 miles away with its pretty cobbled streets and period buildings offering a range of shops, recreational and cultural facilities. The spa town of Tunbridge Wells is approximately 22 miles distant offering further shopping and recreational facilities while closer are the market towns of Tenterden with its tree lined high street and Ashford with its large McArthur Glen designer outlet retail park. Leisure activities in the area include a local thriving tennis, sailing, and links golf clubs as well as opportunities for riding, kite surfing on the nearby Camber Sands Beach and walking in the surrounding countryside.

Schools: Peasmarsh village primary is situated within walking distance up School Lane, while Rye offers further state primary and secondary schools. There is also a number of highly regarded private prep schools in the area include; Vinehall, Claremont, St Ronan's, and Marlborough House.

Travel and Transport: There is a regular bus service connecting to Rye and Northiam, while Rye train station, approximately 3 miles distant, offers direct links to Brighton and Ashford with good connections to the high speed service from Ashford to London St. Pancras (37 minutes). The M20 can be joined at Ashford via the A259 and A2070 with connections to the M25 and Dover Ferry Port.

Fees

Tenant Fees - From 1st June 2019

Holding Deposit (per tenancy) - One week's rent.
This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantors(s)) withdraw from the tenancy, fail a Right to-Rent check, provide false or misleading information, or fail to take all reasonable steps to enter into a tenancy agreement (and / or Deed of Guarantee) within 15 calendar days of the holding deposit being received (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year)
Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year)
Six weeks' rent. This covers damages or defaults on the part of the tenant during the 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 14 days in arrears.

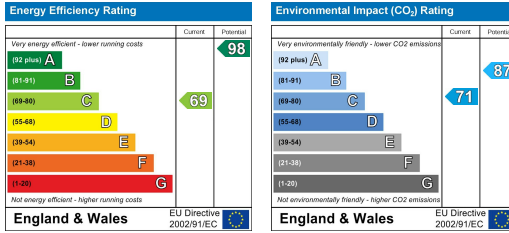
Unpaid Rent
Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual cost of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request)
£50 (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 (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 terminate their contract before the end of the fixed term, they shall be liable for the landlord's cost in re-letting the property as well as all rent due under the tenancy until start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Client Money Protection is provided by Propertymark. Redress through The Property Ombudsmen Scheme.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have not been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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