



Beult View Cottage Cage Lane, Ashford TN27 8QW

Beult View Cottage is a beautifully appointed 2 bedroom cottage in the heart of Smarden. The property has been refurbished to the highest of standards and includes: wc / cloakroom, immaculate kitchen breakfast room with gas Aga, integral appliances, granite work tops and inviting banquet seating area. Large sitting room with wood burner, views of Church, pretty courtyard garden, 2 bedrooms (1 double and a single), stunning bathroom with egg bath and walk in shower, parking is on street.

EPC: E

EICR: YES

COUNCIL: ASHFORD

TO LET: UNFURNISHED / PART FURNISHED

IDEALLY NO PETS

SERVICES: Mains electricity, mains gas, mains water

£1,575 Per Month



Location

The historic and popular village of Smarden has been winner of ‘Best Kept Village’ on numerous occasions and was the location set for the 1980 film ‘The Mirror Crack’d’ based on the book by Agatha Christie, starring Elizabeth Taylor. Local amenities include a post office, butcher, art gallery and three public houses including The Smarden Bell. Headcorn (3.3 miles) offers a wider range of shops, restaurants and a supermarket. The pretty towns of Tenterden (7 miles) and Cranbrook (8.8 miles) each has a range of local stores, antique and collectibles, cafes and restaurants. This historic location is filled with places of interest to visit, magnificent walking, riding and a number of golf clubs including Chart Hills, Rye, Tenterden and Dale Hill in Ticehurst. Mainline rail services to London Bridge run from Headcorn and Pluckley (both just over 3 miles away) with access to London Victoria from Charing Station (6.7 miles). Kent is renowned for an excellent selection of schools in both the state and private sectors, at primary and secondary levels including grammar schools Ashford, Maidstone and Canterbury, various local primary schools, prep schools in Cranbrook, Hawkhurst and Ashford and public schools in Canterbury, Sutton Valence and Tonbridge.

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.

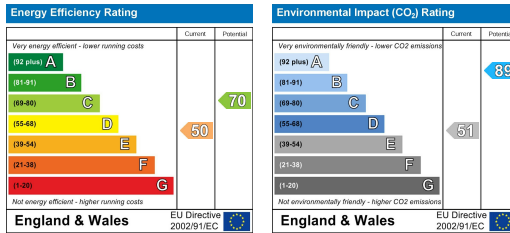
Change of Sharer (Tenant’s Request)

£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 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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