

Ferris & Co



£1300 pcm
Holding deposit equivalent to 1 week's rent on application



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Bearsted, ME14 4EN

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

The property was originally built in 1882 and is therefore of Victorian solid brick construction with a front door and UPVC framed sash windows in keeping with the original design all beneath a mellowed tiled roof.

The accommodation has undergone modernisation and refurbishment and we have no hesitation in recommending your early inspection with many of the original features being retained creating this delightful period home. Arranged on two floors extending in all to 838 square feet, with the added benefit of gas fired central heating via radiators and UPVC framed double glazing.

Agents Note: No parking with this Property and access from the back door.

Situated in the heart of this highly sought after village with its excellent selection of local amenities including shops providing for everyday needs, a selection of gastro pubs and restaurants around the village green which itself is flanked by period homes and oast houses with traditional cricket square and village pond. There is also a mainline railway station within 250 meters with connections to Victoria. Educationally the area is well served with local Roseacre and Thurnham schools catering for infants and juniors. The Village also boasts a wide selection of sporting facilities and clubs including tennis, bowls, football, golf and cricket. Maidstone town centre is some two miles distant and offers a more comprehensive selection of amenities with a wider selection of schools for older children. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

ON THE GROUND FLOOR:

Lounge 12' 0" x 12' 0" (3.65m x 3.65m)

Georgian style panelled entrance door with chromium plated fittings, timber fire surround with inset brick work, two original fireside storage cupboards, one with service meters and modern consumer unit, double radiator, sash window, pine wood laminate flooring, door to:-

DINING ROOM 12' 0" x 12' 0" (3.65m x 3.65m)

Pine wood laminate flooring, timber fire surround with inset brickwork, original sash window to rear, radiator, understairs storage cupboard, door and staircase to first floor.

Kitchen 9' 0" x 7' 0" (2.74m x 2.13m)

Fitted with units having cream door and drawer fronts with antique style fittings and beech wood effect working surfaces comprising:- 1 1/2 bowl enamel sink with mixer tap, cupboards under, range of high and low level cupboards with working surfaces, a four burner stainless steel hob with oven beneath, Zanussi washing machine, refrigerator, ceramic tiled floor, window to side affording a southern aspect, mosaic tiled splashbacks, door to garden.

ON THE FIRST FLOOR

Landing

Access to roof space

BEDROOM 1 12' 0" x 12' 0" (3.65m x 3.65m)

Original cast iron Victorian fireplace with pine surround, new double glazed sash window to front, double radiator.

Bedroom 2 12' 0" x 9' 0" (3.65m x 2.74m)

Cast iron Victorian register fireplace with timber surround, radiator, original sash window to rear, beechwood laminate flooring.

Bathroom

White suite, panelled bath, pedestal hand basin, low level W.C. shower cubicle, built in linen cupboard, lagged copper cylinder, sash window to rear, double radiator, roller blind, vinyl flooring.

Outside

The rear garden extends to approximately 40ft with paved patio area adjacent to house, lawn, private hedge, rear pedestrian access.

Directions

From our Bearsted office proceed in an easterly direction passing the village green on the right hand side, the property will be found on the left just beyond the oak on the green.



DIRECTIONS


From our Bearsted office proceed in an easterly direction passing the village green on the right hand side, the property will be found on the left just beyond the Oak on The Green.

Egypt House
The Street
Bearsted
MAIDSTONE
ME14 4EN

Dwelling type: End-terrace house
Date of assessment: 12 January 2009
Date of certificate: 12 January 2009
Reference number: 9328-7074-6209-4531-7070
Total floor area: 94 m²


This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D	57	63
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E	50	56
(21 - 38) F		
(1 - 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	333 kWh/m ² per year	288 kWh/m ² per year
Carbon dioxide emissions	5.3 tonnes per year	4.6 tonnes per year
Lighting	£78 per year	£45 per year
Heating	£719 per year	£648 per year
Hot water	£107 per year	£94 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome