

# Ferris&Co



**Monthly Rental Of £1800 pcm**  
Holding deposit equivalent to 1 week's rent on application



**114 Loose Road**  
Maidstone, ME15 7UB

TEL: 01622 737800  
Email:  
[lettings@ferrisandco.net](mailto:lettings@ferrisandco.net)  
[www.ferrisandco.net](http://www.ferrisandco.net)

Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

DESCRIPTION

Beautifully presented 4 Bedroom Semi-Detached Bungalow. The property boasts of 3 double bedrooms, 1 single bedroom, home office, large open plan kitchen lounge diner, pantry, utility & family bathroom. Driveway for 2 cars & large garden with side access.

Close to the property is South Park with its open playing fields, tennis court, skateboard park and bowls club. Nearby is Maidstone hockey club and Mote Park is within a 1/4 of a mile with its 450 acres, boating lake, leisure centre and municipal swimming pool. Maidstone town centre is within 1/2 a mile and has excellent facilities including shops at Fremlins Walk and The Mall, two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. Educationally the area is well served with a wide selection of schools for all age groups. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

Entrance Hall

White UPVC Entrance Door. White painted walls. Beige Carpet.

Bedroom 1

White painted walls. Beige carpet. Bay window facing front. Double radiator.

Bedroom 2

White painted walls, Beige Carpet. Bay window facing front. Double radiator.

Bedroom 3

White walls. Beige Carpet. Window facing side.

Bedroom 4

White wall. Beige carpet. Skylight.

Family Bathroom

Grey walls. Black tiled floor. Mains shower overhead and hose. Heated towel rail. Low level W/C. Bath with mixer tap. Sink with mixer tap. Cupboard with Worchester Boiler. Mirror carbinet.

Office

White walls. Beige carpet. Window facing side.

Pantry

Pink painted walls. Wooden flooring. Low level units. Shelving.

Utility room

White walls. Wooden flooring. Range of high and low units. Sink. Space for washing machine. Door to side of property.

Lounge/Diner/Kitchen

White walls. Wooden flooring. Range of high and low cream gloss units. Wooden worktops. Sink with mixer tap. Window facing side. Rangemaster cooker with 5 burner hob. Extractor fan. Kenwood dishwasher. Underfloor heating. Bi-fold patio doors.

Outside

Large patio leading to the grass area. Shed



We warrant every attempt has been made to ensure the accuracy of the description contained herein, representations of the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

MONEY LAUNDERING REGULATIONS 2003  
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

# Energy performance certificate (EPC)

114, Loose Road  
MAIDSTONE  
ME15 7UB

Energy rating

C

Valid until:

21 March 2029

Certificate number:

8691-7527-6710-2379-2922

Property type

Semi-detached bungalow

Total floor area

110 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		