

Ferris&Co



Monthly Rental Of £1,400.00 pcm
Holding deposit equivalent to 1 week's rent on application



3 Ladds Court Cottage Chart Hill Road
Maidstone, ME17 3EZ

TEL: 01622 737800
Email:
lettings@ferrisandco.net
www.ferrisandco.net

Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

Charming mid terrace country cottage in an exquisite rural setting, with useful outbuildings. The accommodation is arranged over 3 floors extending in all to just over 800 sq ft. There is a delightful outlook to the front over the adjacent countryside. Off road parking included. The countryside setting of Chart Sutton is conveniently situated just a couple miles from Staplehurst with train links into London. The county town of Kent, Maidstone town, is just under 6 miles away, so while you are situated in the beautiful countryside you are also only a short commute to the large local town.

KITCHEN 7' 11" x 9' 11" (2.41m x 3.02m)

Newly fitted kitchen. Gloss black granite effect work tops. Wooden kitchen units with stainless steel fittings. Electric oven to be provided. Cream tiled flooring. Window overlooking rear garden.

LIVING ROOM 22' 7" x 11' 10" (6.88m x 3.60m)

Superbly spacious, bright and airy, newly redecorated living room that connects the occupier to the first floor, kitchen and the front door access. Fireplace. Freshly painted white walls and new grey carpets, Two radiators.

BEDROOM 1 12' 1" x 11' 11" (3.68m x 3.63m)

Recently redecorated with new grey carpets and white paint. Bright and spacious bedroom, window overlooking the adjacent countryside fields. Radiator.

BEDROOM 2 8' 0" x 9' 11" (2.44m x 3.02m)

Recently redecorated with new grey carpets and white paint. Bright and spacious bedroom, window overlooking the enclosed garden to property rear. Radiator.

BATHROOM 5' 11" x 10' 5" (1.80m x 3.17m)

Recently redecorated. Bright white paint, cream tiled flooring. Shower bath with mixer tap. Partly white tiled wall adjacent to bath/shower. Frosted glass window. Low level WC. Hand wash basin.

ON THE SECOND FLOOR

BEDROOM 3 10' 9" x 10' 3" (3.27m x 3.12m)

Spacious and bright recently redecorated attic bedroom.
New grey carpets, white walls. Window. Radiator.



DIRECTIONS

Energy performance certificate (EPC)

3 Ladds Court Cottages
Chart Hill Road
Chart Sutton
MAIDSTONE
ME17 3EZ

Energy rating

D

Valid until: **5 December 2031**

Certificate number: **2190-6967-0022-5109-3293**

Property type: Mid-terrace house

Total floor area: 76 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 D. It has the potential to be A.

[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		108 A
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		