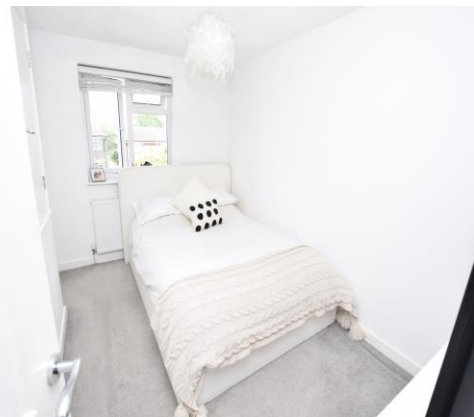


Ferris&Co



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



4 Redbank
West Malling, ME19 5QW

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

Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Beautifully presented end of terrace house available to let. The property boasts of lounge, kitchen, conservatory, two bedrooms and family bathroom. Allocated parking to the side of the property. The property has been maintained to a high standard.

Walking distance to local schools, shops and public houses. Leybourne Lakes Country Park is a short distance from the property with water sports, a café and walk routes.

The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

Bathroom 11' 0" x 4' 9" (3.35m x 1.45m)
White painted wall. White tiled walls. Laminate tiled flooring. Free standing bath with mixer tap. Shower unit with mains shower. Hand basin. Low level W/C. Heated towel rail. Window facing rear.

Bedroom 2 7' 11" x 6' 1" (2.41m x 1.85m)
White painted walls. Grey carpet. Window facing rear.

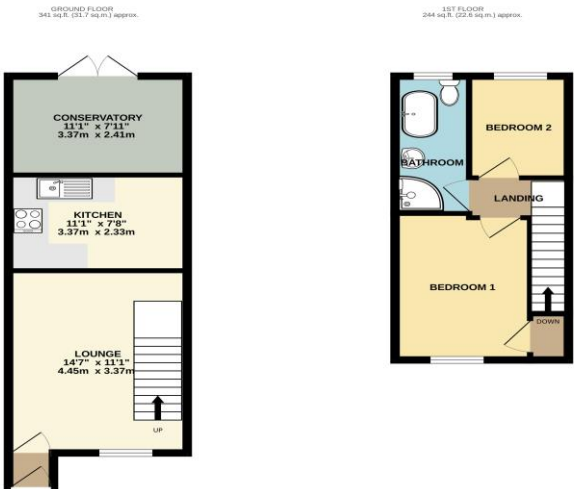
Rear Garden
Grey Slate stone clippings area leading to raised Artificial Grass.

Entrance Porch

Lounge 14' 7" x 11' 1" (4.44m x 3.38m)
White painted walls. Grey carpet. Window facing front. Stairs leading to first floor.

Kitchen 7' 8" x 11' 0" (2.34m x 3.35m)
Range of high and low units. Green tiled wall. Electric oven. Electric hob. Extractor fan. Glass splash back. Plumbing for washing machine. Stainless steel sink with drainer. Laminate flooring.

Bedroom 1 11' 5" x 8' 4" (3.48m x 2.54m)
White painted walls. Grey carpet. Window facing front. Storage cupboard. Fitted blind.



Energy performance certificate (EPC)

4, Redbank
Leybourne
WEST MALLING
ME19 5QW

Energy rating

D

Valid until:

28 November 2027

Certificate number:

8263-7229-5619-1561-9922

Property type

End-terrace house

Total floor area

56 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 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		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		