

# Ferris&Co



**Monthly Rental Of £1,550.00 pcm**  
**Holding deposit equivalent to 1 week's rent on application**



**2 Holly Villas The Street**  
**Maidstone, ME14 4EW**

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

DESCRIPTION

Beautifully present Victoria semi detached Villa within 100m of the Village Green. The spacious rooms are arranged over two floors. Features include a 110ft rear garden with an extensive patio area, fitted kitchen, two separate living rooms featuring a wood burner and engineered oak flooring. Two large double bedrooms and a bathroom of great proportions.

Bearsted offers an excellent selection of local amenities unrivalled in the area, with shops providing for everyday needs, doctors surgery, chemist and post office. A selection of gastro pubs and restaurants around the Village Green, mainline railway station connected to London and a highly regarded local infant and junior school. To the east of the village are 26 acres of amenity land known as the Woodlands Trust for all to enjoy. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports. The village also boasts a wide selection of sporting facilities and clubs, including Tennis, Bowls, Football, Golf and Cricket together with Cubs and Scouts, Brownies and Guides

Entrance Porch

Hallway

Classic grey and white geometric tiled floor with decorative boarder. Radiator. Staircase with grey fitted carpet.

Lounge 12' 8" x 10' 6" (3.86m x 3.20m)

Recessed fireplace with brick hearth. Heavy timber beam. Inset cast iron wood burner. Window facing front. Fitted shutters. Double radiator. Oak flooring.

Dining Room 11' 1" x 12' 9" (3.38m x 3.88m)

Recessed fireplace with brick hearth. Heavy timer beam. Inset cast iron wood burner. Window to rear. Fitted blind. Double radiator.

Kitchen 11' 8" x 8' 0" (3.55m x 2.44m)

Range of high and low fitted units with woodgrain finish doors. Granite effect worktop. Stainless steal sink with drainer. Four hob gas burner. Oven and grill. Extractor fan. Tiled splashback. Plumbing for washing machine and dishwasher. Ceramic tiled flooring. Window facing side.

Rear Lobby 5' 8" x 4' 6" (1.73m x 1.37m)

Half glazed door to garden.

On the first floor

Landing

Grey fitted carpet. Window to side. Radiator.

Bedroom 1 14' 1" x 12' 7" (4.29m x 3.83m)

Cast iron Victoria fireplace. Two windows to front with fitted wooden blinds. Two radiators. Wood laminate flooring. White painted wall. fitted wardrobes.

Bedroom 2 12' 9" x 9' 0" (3.88m x 2.74m)

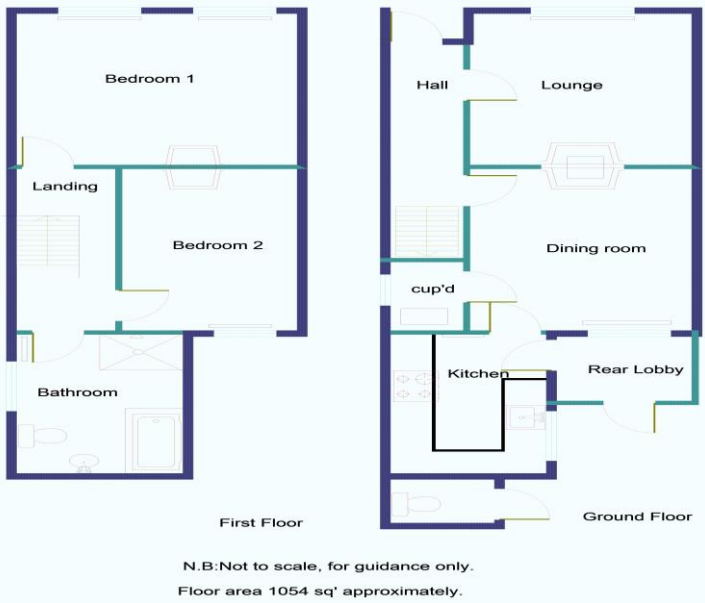
Cast iron Victorian fireplace. Window facing rear. Grey fitted carpet. White walls. Radiator.

Bathroom 11' 5" x 8' 0" (3.48m x 2.44m)

Spacious bathroom with step in shower. Curved glass shower screen. Large bath with side mixer tap set in mosaic tiled surround. Bowl sink with mixer tap. Low level W/C. Window to side. Fitted wooden blind. Heated towel rail. Extractor fan. Ceramic tiled floor.

Garden

Rear garden extends to 110ft. Paved patio adjacent to the house. Large lawn area.



DIRECTIONS

From our Bearsted Office proceed in an easterly direction with the village green on the right hand side and the property will be found opposite The Oak on the Green.



# Energy performance certificate (EPC)

2 Holly Villas  
The Street  
Bearsted  
MAIDSTONE  
ME14 4EW

Energy rating

**D**

Valid until:

**31 May 2032**

Certificate number:

**6832-0926-9100-0069-6206**

Property type

Semi-detached house

Total floor area

85 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+	<b>A</b>		
81-91	<b>B</b>		82 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	57 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		