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Monthly Rental Of £1,250
+ £150 ADMIN FEE PER ADULT



2 Honey Suckle Mews Loose Hill
Maidstone, ME15 0AF

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Most attractive mid-terraced cottage of ragstone construction to the front, with a pleasant open outlook, front and rear, built to a high specification internal inspection recommended. The property was built to this most pleasing design, ragstone to the front elevation, rendered to the rear beneath a slate roof. The accommodation is fitted to a high standard and we have no hesitation in recommending your early inspection, with the added benefit of gas fired central heating by radiators and UPVC replacement double glazing and comprises with approximate room measurements.

Situated at the top of Old Loose Hill, close to the centre of the village renowned for it's many period properties, fas following stream, designated as an area of outstanding natural beauty. The village boasts a good selection of local amenities including shops for everyday needs, a selection of pubs and well renowned local infant and junior school. Maidstone town centre is some one and half miles distant and offers a more comprehensive selection of amenities including two railway stations connected to London, two museums, theatre, County library and a wider selection of schools for older children. Excellent shopping facilities at Fremains Walk and the Mall. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

ON GROUND FLOOR

ENTRANCE HALL

Half-glazed entrance door. Outside light. Staircase to first floor with decorative balustrade. Double radiator. Understairs recess. Thermostatic control for central heating.

CLOAKROOM

White suite, low level W.C. Hand basin. Half-tiled walls.



Floor area 758 sq' approximately.

N.B:Not to scale, for guidance only.

Radiator.

L-SHAPED LOUNGE/DINING ROOM 16' 8" x 12' 3" narrowing to 7'10" Dining area(5.08m x 3.73m)

Double casement doors overlooking rear garden, further window overlooking rear garden, two double radiators.

KITCHEN 10' 0" x 9' 8" (3.05m x 2.94m)

Comprehensively fitted with contemporary units, with stainless steel fittings and granite effect working surfaces comprising :-One and half bowl stainless steel sink unit with mixer taps, cupboards under. Range of high and low level cupboards with working surfaces incorporating Zanussi four burner hob with extractor hood above, integrated fridge/freezer, washing machine and dishwasher. Further cupboard concealing gas fired boiler supplying central heating and domestic hot water throughout. Ceramic tiled floor. Window to front, affording an eastern aspect. Recessed low voltage lighting. Double radiator. Tiled splashback.

ON THE FIRST FLOOR

LANDING

Decorative balustrade. Radiator.

BEDROOM 1 11' 10" x 2' 0" (3.60m x 0.61m)

Radiator. Window to front affording an eastern aspect. Double built-in wardrobe cupboard. EN-SUITE SHOWER ROOM : White with chromium plated fittings comprising :- Shower cubicle, chromium mixer tap, pedestal wash hand basin. Low level W.C. Ceramic tiled floor.

BEDROOM 2 10' 2" x 9' 8" (3.10m x 2.94m)

Double built-in wardrobe cupboard. Window overlooking rear garden, affording a western aspect. Double radiator. Access to roof space.



DIRECTIONS

From Maidstone leave via Stone Street, proceeding in a southerly direction, continuing on into the Loose Road, at the Wheatsheaf Public House traffic lights bear right following signs to Loose Village, turn right after approximately 1/2 mile, just beyond Old Loose Hill and Honeysuckle Mews will be found at the rear of the Post Office at the top of the hill, as indicated by our sign board.

2, Honeysuckle Mews, Loose Green, Loose, MAIDSTONE, ME15 0AF

Dwelling type:	Mid-terrace house	Reference number:	8511-6825-4090-7420-3996
Date of assessment:	10 May 2019	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	11 May 2019	Total floor area:	71 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,443
Over 3 years you could save	£ 87

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 162 over 3 years	
Heating	£ 1,035 over 3 years	£ 1,035 over 3 years	
Hot Water	£ 246 over 3 years	£ 159 over 3 years	
Totals	£ 1,443	£ 1,356	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	76	89

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 87
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 966

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.