

Ferris&Co



Zero Deposit Scheme Available

Monthly Rental Of £1,295 pcm
Holding deposit equivalent to 1 week's rent on application



60 West Street
Maidstone, ME17 1HU

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Charming end of terraced, early Victorian ragstone cottage. Located in the centre of this highly regarded village, boasting an excellent selection of amenities. Within the cottage there are a selection of original features including braced and stripped pine internal doors, fireplace and multi-pane sash windows. Arranged on two floors extending in all to just under 600 square feet with the added benefit of gas fired central heating by radiators. To the rear there is a 66ft rear garden enjoying an eastern aspect.

Harrietsham offers a recently built infant and junior school, recently opened supermarket, working men's club, mainline railway station, a selection of shops, church and public house. For older children, Lenham School is approximately three miles distant, along the A20. Maidstone is 6 miles and Ashford is 12 miles. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

ON THE GROUND FLOOR

REPLACMENT GEORGIAN STYLE ENTRANCE DOOR

LIVING ROOM 12' 0" x 11' 6" (3.65m x 3.50m)
Wood laminate flooring. Double radiator. Fireside low level storage cupboards. Recessed fireplace. Sash window to front affording a western aspect.

KITCHEN 10' 10" x 10' 9" (3.30m x 3.27m)
Fitted with units with woodgrain effect working surfaces comprising :- Stainless steel sink unit, cupboards under. Range of high and low level cupboards with working surfaces incorporating four burner electric hob with oven and grill beneath. Concealed extractor hood above. Plumbing for automatic washing machine. Built-in stainless steel fridge/freezer. Wall mounted gas fired boiler supplying

central heating and domestic hot water throughout. Window and half-glazed door to garden. Ceramic tiled floor. Radiator. Tiled splashback. Recessed low voltage lighting.

ON THE FIRST FLOOR

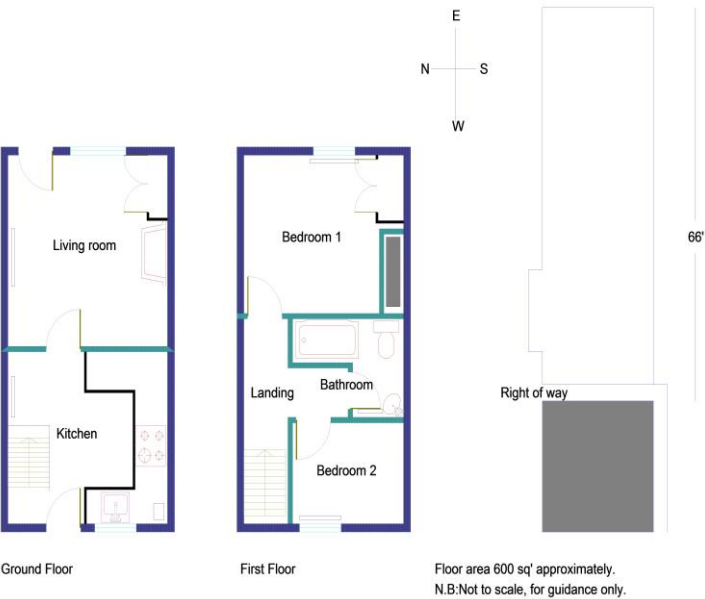
LANDING

BEDROOM 1 10' 9" x 104' 0" (3.27m x 31.68m)
Radiator. Sash window to front affording a western aspect. Cast iron Victorian fireplace. Built-in fireside wardrobe cupboards.

BEDROOM 2 8' 3" x 7' 1" (2.51m x 2.16m)
Window to rear, eastern aspect. Radiator.

BATHROOM
White suite, chromium plated fittings comprising :- Panelled bath with mixer tap and shower attachment. Corner hand basin. Low level W.C. Two walls fully tiled with decorative border tile. Vinyl flooring. Double radiator.

OUTSIDE
THE REAR GARDEN: Extends to 66ft. Rear pedestrian access. On street parking.



DIRECTIONS

From our Bearsted Office proceed in an easterly direction into The Green, passing the village green on the right hand side. Continuing on through Roundwell, at the junction with the Ashford Road, turn left proceed for approximately three miles passing under the motorway bridge. Upon reaching the centre of Harrietsham, turn left into West Street and the property will be found a short distance along on the right as indicated by our sign board.

Energy Performance Certificate

60, West Street, Harrietsham, MAIDSTONE, ME17 1HU

Dwelling type:	End-terrace house	Reference number:	9355-2812-6206-9728-2961
Date of assessment:	22 October 2018	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	15 January 2019	Total floor area:	47 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:	£ 2,337
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Over 3 years you could save	£ 1,173
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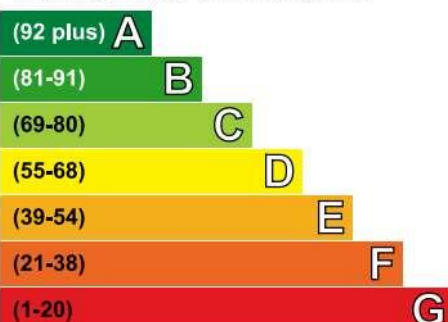
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 114 over 3 years	
Heating	£ 1,797 over 3 years	£ 870 over 3 years	
Hot Water	£ 372 over 3 years	£ 180 over 3 years	
Totals	£ 2,337	£ 1,164	

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
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	120
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53	
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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 Internal or external wall insulation	£4,000 - £14,000	£ 657
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 78
3 Low energy lighting for all fixed outlets	£15	£ 51

See page 3 for a full list of recommendations for this property.

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.