

PHILLIPS & STUBBS



coastal +
COUNTRY

Coromandel House, Grove Lane, Iden TN31 7QA

SUITED ONLY AS A SECOND HOME / WEEKEND RETREAT. This idyllic converted barn is offered as a second home let on short let basis. Sympathetically renovated using reclaimed timber it offers a fully fitted kitchen with SMEG Fridge Freezer, Washing Machine and range cooker (gas), spacious living room with vaulted ceilings and wood burner, double bedroom with good storage and a fully tiled walk-in shower room. There is a coastal garden to the front and a patio garden to the rear which enjoys far reaching countryside views. Parking is available to the side of the property. Offered fully furnished and available now. One small dog permitted. Supplement of £250 per month to cover all utilities. Gardening included. No cats permitted sorry.



- One Bedroom Converted Barn
- Suited Only As A Second Home
- Beautifully Refurbished Throughout
- Front And Rear Gardens
- Stunning Rural Views To The Rear
- Furnished
- Available Now
- EPC: D
- Pets Considered

£1100 Per Calendar Month

Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

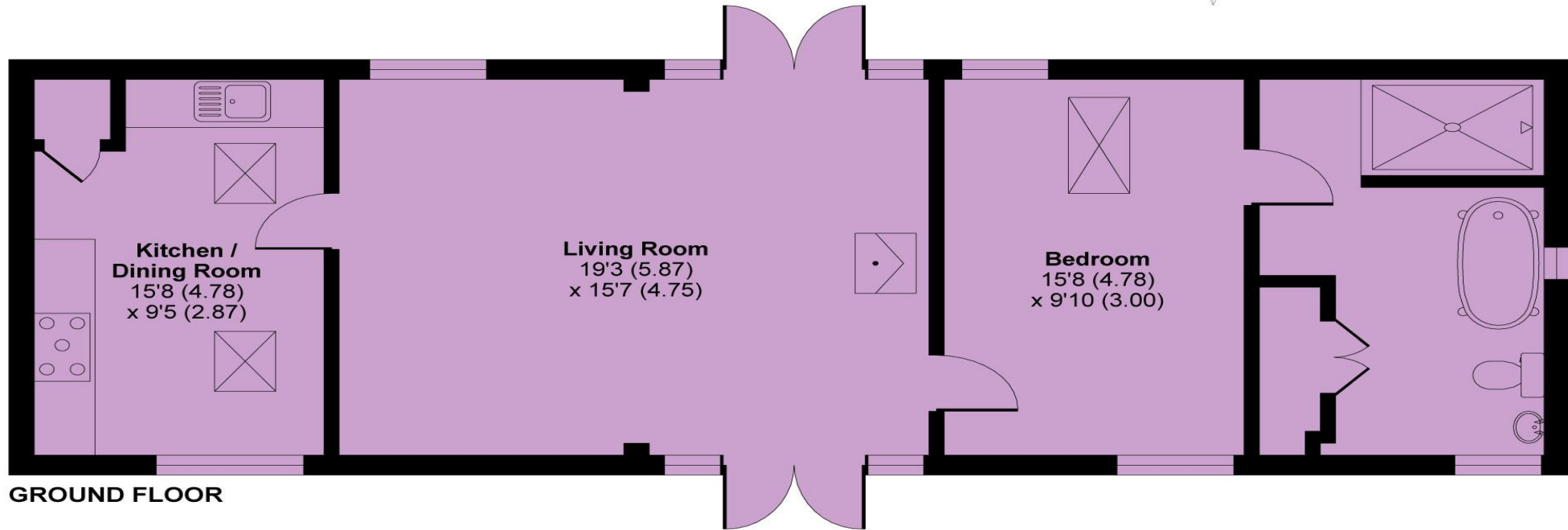
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47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN
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GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 776 SQ FT 72.1 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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PERMITTED PAYMENTS FOR ASSURED SHORTHOLD TENANCIES AND LICENCES ENTERED INTO AFTER 1ST JUNE 2019

Permitted Payments relate only to Assured Shorthold Tenancies and Licences (or Licences to Occupy) that are entered into after the first day of June 2019. There are a number of permitted payments that Tenants shall be obliged to make and these are detailed below for clarity.

HOLDING DEPOSIT

When you have sourced your preferred property you shall be asked to pay a Holding Deposit to secure the property. This shall always be an amount equal to ONE WEEK'S RENT and on the successful processing of your application shall be off set against the first month's rent. Should your application however be unsuccessful due to you providing misleading or incorrect referencing information, you failing a "Right To Rent" Check or by your failing to sign the Lease within a 15 calendar day timeframe then the Holding Deposit shall be forfeited. This 15 day deadline can be extended in writing should we feel that an additional extra time prove necessary to complete the referencing and sign a Tenancy Agreement (AST).

SECURITY DEPOSIT

This amount shall be equal to FIVE WEEKS' RENT where the rent is under £50,000 per annum and SIX WEEKS' RENT where the rent is above £50,000 per annum. This shall be held in a Deposit Protection Company and released at the end of the Tenancy subject to the condition of the property and the rent being up to date.

UTILITY CHARGES

Tenants shall be responsible for payments of Gas, Electricity, Oil, Council Tax, Phone Accounts, Broadband and Wifi (and other fair "utility" payments relating to their property.

LOST KEYS AND SECURITY DEVICES

Any lost or broken keys or security devices (including electric door fobs and gate fobs) are payable by the Tenant if not returned by the end of the Tenancy Agreement. Should our involvement be required to arrange the replacement of these items then we shall charge an amount equal to £15 per hour (inc VAT) for this arrangement.

VARIATION OF CONTRACT TERMS AND TENANT CHANGES

For any amendments that you wish to make a levy of £50 inc VAT shall be made. Should the actual cost exceed this (for instance when changing Tenant Names and updating Security Deposit Information) this cost may be higher.

EARLY TERMINATION OF TENANCY

Should a Tenant wish to terminate a tenancy prior to the end of either a fixed term or prior to an agreed break clause the Tenant shall be responsible for the Landlord's pro rata costs in re-letting the property up to the value of the rent outstanding. Please ask our office for these details.

LATE RENT PAYMENTS

Should your rent be late by a period of more than 14 days then we shall apply a charge (Interest) of 3% above the Bank Of England Base Rate for the period that the arrears are outstanding.



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