

# Bluebell

ESTATES



12, Longfields Drive, Bearsted, Maidstone, ME14 4PD

£1,600 PCM

## About this property.....

Bluebell Estates are pleased to offer this well presented three bedroom link detached home set in a no through road location. Available immediately. The property is ideal for a families as there are a variety of nearby schools, both primary and secondary and for commuters, Bearsted mainline station is 1km away. There is also easy access onto the M20 motorway. There is a good sized living room, sociable kitchen-dining room, leading out the rear garden, three bedrooms, one with a built in wardrobe and the bathroom. There is also a garage to the side with a driveway that will accommodate two cars. Regrettably, the landlord will not consider tenants with pets or those who smoke. For more information or to arrange a viewing please give us a call.

## Situation.....

The property is situated in the area of Weaving just on the edge of Bearsted. If you are looking for a typical picture postcard village where they still play cricket on the village green, then Bearsted could be the place for you. There are plenty of dining options on the green, with the Michelin listed Fish on the Green, Oak on the Green, a gastro pub serving an array of ales and also, The White Horse which is a large pub that serves food and has roaring log fires. Primary education won't be a concern as both local schools; Roseacre and Madginford, were rated outstanding in their recent Ofsted reports. If you like to unwind with a round of golf then you will love the convenience of having an 18 hole course in the village. Commuters will enjoy direct services to London Victoria in just over an hour from Bearsted station or road links to Junction 8 of the M20 giving access to London and the coast.









## Useful Information.....

SECURITY DEPOSIT = FIVE WEEKS' RENT  
MINIMUM INCOME REQUIRED = £48,000 per year  
TENANTS WITH PETS = NOT ACCEPTABLE  
TENANTS WHO SMOKE = NOT ACCEPTABLE

HOLDING DEPOSIT = ONE WEEKS' RENT  
This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).  
The pictures were taken prior to the property being rented, so condition, decoration and furnishings may vary slightly from those shown.

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Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



