



Knockbridge Parlour is a well presented detached fully furnished cottage of timber frame construction with stained weatherboard elevations with UPVC double glazed windows all beneath a pitched slate tiled roof.

The property is accessed from Laurel Lane down Knockbridge Farm track that leads up to the property and metal five bar gate that opens into a front paved garden leading up to a central front door.

The front door opens into light open plan kitchen / living / dining room with triple aspect windows including French doors leading out to the garden. A wood burner is located in one corner, while on the opposite wall is a fitted cream shaker kitchen with laminate worktops, stainless steel sink, integrated microwave, ceramic hob, electric oven, integrated dishwasher, washing machine and under counter fridge.

Accessed from the living room is an inner hallway off which is a master bedroom with king size bed, a second twin double bedroom and a family bathroom with P shaped panel bath with shower above and glass shower screen, close coupled WC, washbasin and chrome towel rail.

Externally the property benefits from a paved garden that wraps around the front and side of the property. There is opportunity for the incoming tenant to have horse livery in the adjacent stable yard and there is ample off street parking opposite the property.

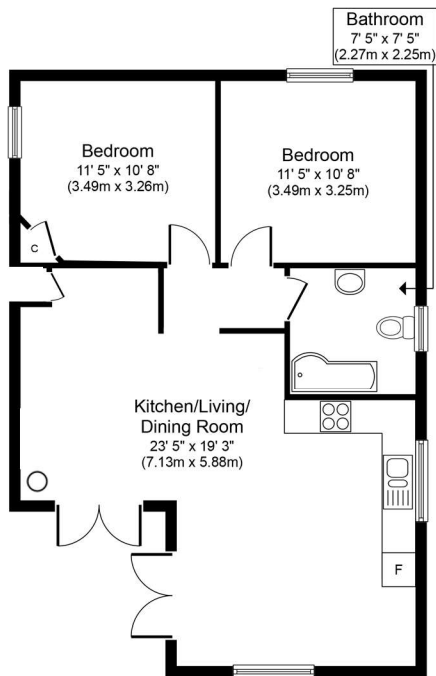
Ideally suited to a professional couple. Well behaved pets considered. Viewing highly recommended.



**KNOCKBRIDGE PARLOUR, KNOCKBRIDGE FARM,
ICKLESHAM, TN36 4AN**

2 Bed Furnished Cottage To Let £1500 PCM

**ANDERSON
HACKING**



Approximate Floor Area
710 sq. ft.
(65.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services: Mains Water, Private Drainage, Mains Electricity, Oil Fired Central Heating

Broadband Speed: Up to 900Mbps – Source Uswitch

Mobile Coverage: 4G with EE, O2 and Vodafone

Council Tax: Paid by Owner

EPC: Band C

Tenure: Freehold

Available to Rent : STR, from 1st October 2024

Term: Offered on 6 month fully furnished Tenancy

Fees: As permitted under the Tenant Fee Act 2019 the following fees will be applied:

1. The Rent. - £1500 per calendar month
2. Refundable tenancy deposit – £1673 (capped at no more than five week's rent where the annual rent is less than £50,000)
3. Refundable holding deposit – £346 (capped at no more than one week's rent)
4. Payments to change the tenancy – £50 + VAT = £60 (where requested by the tenant)
5. Payments associated with early termination of the tenancy – where requested by the tenant. This must not exceed the financial loss that a landlord may suffer, or reasonable costs that have been incurred by the landlord's agent resulting from an agreement for the tenant to leave early.
6. Tenants are responsible for payments - For utilities paid to landlord by agreement .
7. Default fee for late payment of rent and replacement of lost key/security devices, where required, under a tenancy agreement – default fees can only apply when this has been written into the tenancy agreement and covers late payment of rent, a lost key or security device. The amount of default fee is limited to 3% over the Bank of England base rate for each date that the payment is outstanding and applies to rent which is more than 14 days overdue.

Terms: No Tenancy will commence until referencing of applicants has been completed. In addition, the first month's rent in advance and Security Deposit are due in cleared funds and in full at least five working days prior to tenancy commencing.

Note: Anderson Hacking Ltd is regulated RICS firm who are covered for Client Money Protection (CMP) and have a full redress scheme covered by the Property Redress Scheme. Under section 21 of Estate Agent Act 1979, we advise that a member of staff has a personal interest relating to this property.

Viewing: Strictly by appointment with agents – Anderson Hacking Ltd on 01797 224852.

Agents Notes:

Prospective Tenants are advised to conduct their own investigations. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our lettings particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested by Anderson Hacking, nor the heating, plumbing or drainage systems. Measurements given are approximate room sizes only, and are intended as general guidance. Under Money Laundering Regulations, Intending Tenants will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the tenancy.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Particulars Dated: September 2024 Photographs Dated: September 2024

**ANDERSON
HACKING**

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