Ferris&Co



Monthly Rental Of £1,300 pcm
Holding deposit equivalent to 1 week's rent on application







10 Ravens Dane Close
Maidstone, ME15 8XL

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Well presented and decorated mid terrace house located in this quiet cul-de-sac position sought after development with off road parking. Fitted kitchen with split level appliances, living room, laminate flooring, conservatory, two double bedrooms. well fitted bathroom, patio and west facing rear garden.

The sought after development of Downswood has a good selection of local amenities which include shops providing for everyday needs, Community Centre and the adjacent Len Valley Nature Reserve with it's 8 acres, which in turn provides access to Mote Park with 450 acres, boating lake, leisure centre and swimming pool. Nearby village of Bearsted has a further selection of local amenities and infant and junior school together with mainline railway station. Maidstone the County Town is some two miles distant and offers a more comprehensive selection of amenities including excellent shopping facilities at Fremlins Walk and the Mall, two museums, theatre, county library, multi-screen cinema and two further railway stations connected to London. There is a wider selection of schools for older children in and around the town centre. 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

ENTRANCE CANOPY
Approached by Indian sandstone steps with timber ranch style balustrade. Outside light. Half glazed entrance door.

LOUNGE/DINING ROOM *15' 10" x 11' 10" (4.82m x 3.60m)*
Wood laminate flooring. Low level meters cupboard. Radiator. Window to front, eastern aspect. Staircase to first floor. Understairs storage cupboard.

KITCHEN/BREAKFAST ROOM *11' 10" x 9' 3" (3.60m x 2.82m)*
Well fitted with units having beechwood finish door and drawer fronts, stainless steel fittings and black granite effect working surfaces. comprising; Stainless sink unit with mixer tap, cupboards under. Four burner gas hob with oven beneath and extrator hood above. Wall mounted Worcester gas fired boiler supplying central heating and domestic hot water throughout. Plumbing for automatic washing machine and dishwasher. Breakfast bar with radiator beneath. Tiled splashbacks. Window and glazed door to;

CONSERVATORY *9' 2" x 7' 8" (2.79m x 2.34m)*
Poly-carbonate roofing. Double glazed windows. Door to paved terrace and garden.

ON THE FIRST FLOOR

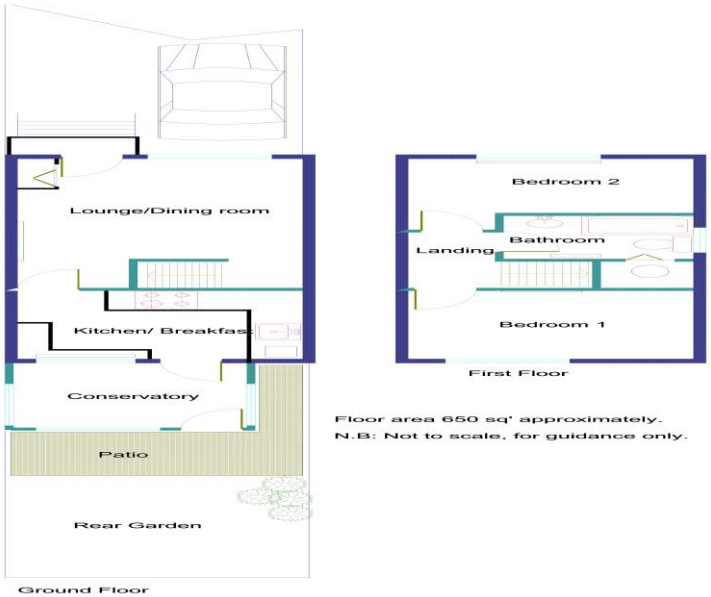
LANDING

BEDROOM 1 *11' 10" x 8' 10" (3.60m x 2.69m)*
Window to rear. Raidator.

BEDROOM 2 *11' 10" x 7' 6" (3.60m x 2.28m)*
Window to front with views. Radiator.

BATHROOM
White suite with chromium plated fittings, comprising; Panelled bath with separate shower over, rainforest shower head and glass shower screen. Pedestal wash hand basin. Low level WC. Tiled splashbacks. Vinyl flooring. Built-in cupboard with lagged copper cylinder.

OUTSIDE
The front garden provides parking with brick paviours.





DIRECTIONS

(ME15 8XL) From our Bearsted Office proceed in a southerly direction into Yeoman Lane, passing the village green on the left hand side, at the junction with the Ashford Road, turn right taking the second turning on the left into Spot Lane, continue for some distance through the traffic calming measures onto Mallards Way, with the Len Valley Nature Reserve on the left hand side. At the roundabout take the second exit into Deringwood Drive, first left into Gorham Drive and Ravens Dane Drive will be found on the

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy performance certificate (EPC)

10, Ravens Dane Close
Downswood
MAIDSTONE
ME15 8XL

Energy rating

C

Valid until 26 October 2022

Certificate number

0003-2845-7294-9527-0535

Property type

Mid-terrace house

Total floor area

55 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be A.

See how to improve this property's energy performance.