

Ferris & Co



Monthly Rental Of £1,450.00 pcm
Holding deposit equivalent to 1 week's rent on application



12 Eyhorne Street
Maidstone, ME17 1TR

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Situated in the heart of the highly sought-after village of Hollingbourne, this delightful two bedroom cottage with additional loft room offers character, charm, and practical living space throughout. The property features a cosy living area, fitted kitchen, two well-proportioned bedrooms, and a versatile loft room ideal for use as a home office, dressing room or occasional guest space. Externally, the property benefits from allocated parking for one family car. Located on picturesque Eyehorne Street, residents can enjoy the village atmosphere whilst remaining conveniently positioned for local amenities, countryside walks, and excellent transport links including Hollingbourne railway station and nearby motorway connections.

Hollingbourne has many period properties, local shop, gastro pubs, village hall and a mainline railway station connected to London on the Victoria Line. Maidstone the town centre is some four miles distant and offers a more comprehensive selection of amenities including a wider range of schools and colleges for older children. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

Front

Pathway leading to front door. Number 12

Entrance Hall 8' 2" x 3' 5" (2.49m x 1.04m)

Entrance door. White painted walls. Wood flooring.

Lounge 13' 11" x 8' 8" (4.24m x 2.64m)

White painted walls. Wood flooring. Window facing front. Radiator. Built in cupboard & shelves.

Kitchen/Diner 8' 5" x 8' 8" (2.56m x 2.64m)

white painted walls. Wood flooring. Range of high and low cream units. Wood effect worktop. Electric Oven Electric Hob. Extractor fan. Stainless steel sink with mixer tap.

Windows facing rear. Radiator. Plumbing for washing machine. Space for fridge freezer.

First Floor Landing

White painted walls. Grey fitted carpet

Bathroom 6' 2" x 5' 11" (1.88m x 1.80m)

White painted walls. Wood flooring. Aqua boarding round bath. Bath with mixer tap and shower hose. Glass shower screen. Window facing rear. Hand basin. Low level W/C.

Bedroom 1 11' 4" x 11' 11" (3.45m x 3.63m)

White painted walls. Wooden beams. Grey fitted carpet. Storage cupboard. Built in wardrobe. Window facing front. Radiator.

Bedroom 2

Loft Room

Stairs from landing, leading to loft room. Window facing front. White walls and carpet.

Garden

Patio area. Stairs leading to lawn.

Parking

Private allocated parking for one car.



DIRECTIONS

From our Bearsted Office proceed in an easterly direction into The Green, passing the village green and the Oak on the right hand side. Continue along through Roundwell. At the junction with the Ashford Road, A20, turn left towards Ashford. At the roundabout take the second exit continuing along the A20, at the next roundabout take the first exit, following signs to Hollingbourne Village. Upon reaching the village, Eyehorne Street begins and the property will be found a short distance along on the right hand side as



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, ceilings, beams and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and equipment shown here are not guaranteed and no guarantee as to their operability or efficiency can be given.
M26 9678 02/20

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)

12 Eyhorne Street
Hollingbourne
MAIDSTONE
ME17 1TR

Energy rating

D

Valid until:

19 April 2033

Certificate number:

2307-3026-5204-3867-0204

Property type

Mid-terrace house

Total floor area

68 square metres

Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		