Ferris&Co



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







37 Grampian Way
Maidstone, ME15 8TG

TEL: 01622 737800
Email:
lettings@ferrisandco.net
www.ferrisandco.net

Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Delightfully presented mid terrace, occupying a quiet Cul de Sac position, on this sought after development. Decorated and presented to a high standard, featuring a nicely fitted kitchen, with spilt level appliances,with casement doors leading to a fully fenced garden, with a garage at the rear. Attractive lounge with window enjoying a Southern aspect, stair case to first floor landing, two good sized bedrooms, each with built in wardrobes. Bathroom white suite with thermostatic shower over the bath, with gas central heating, double glazing, which contributes to create a most comfortable rental property.

The Downswood facilities have local shops, community centre and easy access to open country side, with numerous bridal paths and foot paths. The nearby village of Bearsted has a wider section of amenities, including local infant / junior schools at Madginford and main line railway station to London close to the village green. Maidstone offers a most comprehensive selection of amenities and is some two miles distance. The M20 /A20 /M2 /M25 /M26 motorways are also close by and offer direct vehicular access to London and the channel port.

ENTRANCE CANOPY

Built in storage cupboard, outside light, half glazed UPVC door.

LOUNGE *16' 0" x 12' 1" (4.87m x 3.68m)*

Window to front affording a Southern aspect, Radiator, Stair case to first floor, under stairs storage cupboard, floating shelf.

KITCHEN/BREAKFAST ROOM *12' 0" x 9' 10" (3.65m x 2.99m)*

Well fitted units in cream high gloss drawer and door fronts with stainless steel fittings and complimenting wood grain effect working surfaces. Featuring a peninsular breakfast bar, stainless steel sink unit with mixer tap, cupboards under, 5 burner gas hob with stainless steel extractor hood and oven and grill beneath, integrated dishwasher, fridge/freezer and washing machine, freestanding microwave. Ceramic tiled floor, radiator, tiled splash backs, window overlooking rear garden, half glazed door to garden, wall mounted gas fired boiler, supplying gas fired central heating and hot water throughout .

BATHROOM

White suite with chromium plated fittings comprising; panelled bath with separate thermostatic shower over , curtain and rail, pedestal hand basin with mixer tap, low level WC, fully tiled walls, vinyl flooring, chromium heated towel rail.

BEDROOM 1 *10' 2" x 9' 9" (3.10m x 2.97m)*

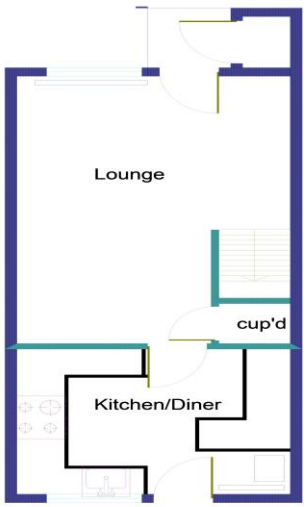
Feature window to front affording a southern aspect, radiator, two double built in wardrobes with hanging /shelving space, further over stairs storage cupboard.

BEDROOM 2 *10' 1" x 8' 0" (3.07m x 2.44m)*

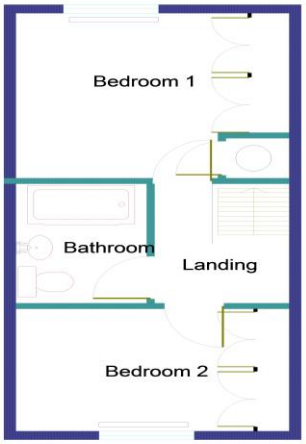
Two double built in wardrobes with hanging and shelving space, window to rear, fitted blind, radiator.

OUTSIDE

FRONT GARDEN: Laid to lawn REAR GARDEN: extending to approx 40 feet, with paved patio area adjacent to the house, lawn, plum slate boarder, fully fenced, rear pedestrian access to garage. SINGLE GARAGE: up and over entry door.



Ground Floor



First Floor

Floor area 646 sq' approx

N.B:Not to scale, for guidance only



DIRECTIONS

From our Bearsted office proceed in a southerly direction, into Yeoman Lane passing the village green. At the junction of the Ashford road A20 ,turn right, taking the 2nd turning on the left, into Spot Lane and continuing for a quarter of a mile through the traffic calming measures, onto the Downswood development, passing the lake on the left hand side . At The roundabout take the 2nd exit, onto Deringwood Drive, turning 2nd right into Grampian Way, the property will be found after 100 metres on the left hand

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

HM Government

37, Grampian Way, Downswood, MAIDSTONE, ME15 8TG

Dwelling type:	Mid-terrace house	**Reference number:**	9408-4003-6218-5731-2924
Date of assessment:	10 August 2019	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	10 August 2019	**Total floor area:**	57 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

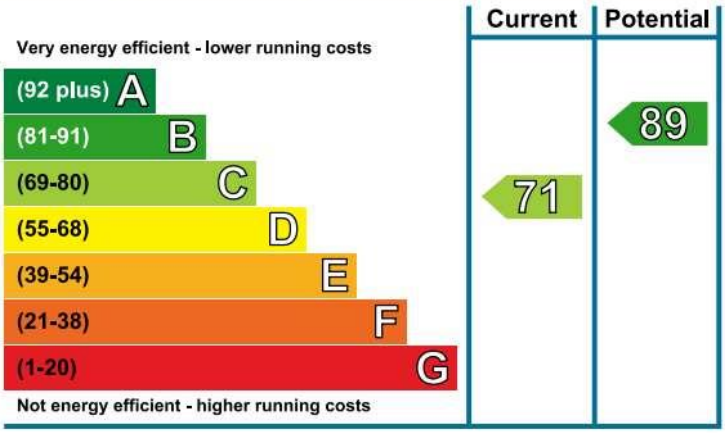
Estimated energy costs of dwelling for 3 years:	**£ 1,539**
Over 3 years you could save	**£ 240**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 171 over 3 years	You could save £ 240 over 3 years
Heating	£ 1,005 over 3 years	£ 939 over 3 years	
Hot Water	£ 363 over 3 years	£ 189 over 3 years	
Totals	**£ 1,539**	**£ 1,299**	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 135
2 Solar water heating	£4,000 - £6,000	£ 102
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 1,002

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone **0800 444202**. The Green Deal may enable you to make your home warmer and cheaper to run.