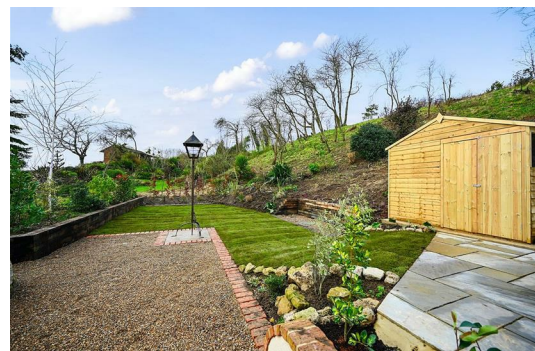




Maytum Barn Vanity Lane, Kent ME17 4BP

An impressive 4 bedroom newly constructed oak framed house built on the site of an original barn set in a pretty rural location in the sought-after village of Linton. Built to a very high standard, it has conserved many of the barn's original features and materials. The property has been thoughtfully designed with energy efficiency in mind as it benefits from air source heat pump heating and the stylish polished concrete floor sits on high specification under floor heating. The fixtures and fittings are exceptional, including wooden doors, a hand-made oak bookcase, exposed oak beams, modern and energy saving light fittings, immaculate design-led kitchen and bathrooms and numerous elegant glass doors and windows, creating an unusually light and airy living space.

£3,500 Per Month



Description

The accommodation comprises on the ground floor; ample storage in hallway / boot room, study / bedroom 4, open plan living / dining room, stunning new bespoke kitchen / breakfast room, utility, plant room/large loft storage space, master bedroom 1 with en-suite shower room and walk through dressing room, large double bedroom 2 with built in wardrobe and family bathroom with bath and separate shower. On the first floor; large mezzanine games room / snug, double bedroom 3, including a nifty adjacent en-suite wc and built in cupboard. The exterior includes Indian sandstone wrap around terrace, pretty landscaped garden to the side and rear, bike shed, large driveway with ample off-street parking for at least 4 cars and charging point for electric cars.

Services: Mains Electricity, Mains Water, Private drainage / Water treatment plant, Air source heat pump heating

Council: Maidstone Council Tax Band: TBC

EICR: Yes

EPC: YES

UNFURNISHED

Location

The property is situated in a rural location in a small hamlet of historic houses, overlooking the Weald of Kent. It is on the edge of the picturesque village of Linton which has a church and local public house in the village, and doctors surgery, farm shop, microbrewery and tap room in the outskirts. Further amenities may be found in the neighbouring village of Coxheath, including general stores, pharmacy and post-office. For more extensive shopping and leisure facilities the town of Maidstone is approximately 3 miles away.

The property is within the catchment area for the Maidstone and Tonbridge Grammar Schools with other highly regarded educational facilities also available locally catering for all age groups.

There are mainline rail services available at nearby Marden or Staplehurst with frequent trains to Charing Cross, Cannon Street and London Bridge.

Fees

Tenant Fees - From 1st June 2019

Holding Deposit (per tenancy) - One week's rent.

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantors(s)) withdraw from the tenancy, fail a Right to-Rent check, provide false or misleading information, or fail to take all reasonable steps to enter into a tenancy agreement (and / or Deed of Guarantee) within 15 calendar days of the holding deposit being received (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year)

Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year)

Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Unpaid Rent

Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual cost of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request)

£50 (Inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

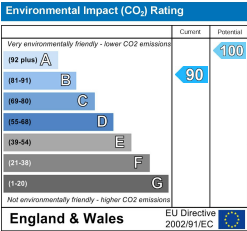
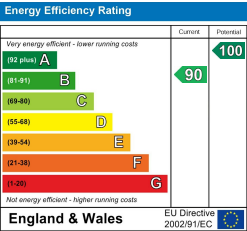
Change of Sharer (Tenant's Request)

£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request)

Should the tenant wish to terminate their contract before the end of the fixed term, they shall be liable for the landlord's cost in re-letting the property as well as all rent due under the tenancy until start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Redress through The Property Ombudsmen Scheme.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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