

Ferris&Co



Monthly Rental Of £1,300.00 pcm
Holding deposit equivalent to 1 week's rent on application



23 South Street
Maidstone, ME16 9EX

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

Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Charming two-bedroom cottage with log burner, set in one of the most sort after roads in Barming within 200m of the river Medway and tow path to Teston. Featuring Lounge, Kitchen & Bathroom to the downstairs and two bedrooms to the upstairs.

South Street is one of the most sought after roads in Barming with views to the rear over the picturesque 14th Century Church. The road culminates in a pedestrian bridge over the River Medway with delightful riverbank walks. Local shops on the Tonbridge Road, provide for everyday needs with a bus terminus outside. Educationally, the area is well served with Barming Primary and a selection of schools and colleges for older children on the Tonbridge Road. There is a selection of local pubs including The Bull, Redstart and The Victory. Barming mainline railway station is within one mile and has connections to London on the Victoria Line. Maidstone the County town can be easily accessed by regular bus services and is approximately 2 miles distant.

Entrance

Lounge/ Kitchen 24' 10" x 11' 0" (7.56m x 3.35m)

Lounge - Open plan Lounge, Kitchen. White painted walls. Dark grey carpets. Log burner. Under stairs storage cupboard. Electric heater. Window facing front and window facing side. Kitchen - Cream worktops. Range of high and low units. Window facing side. Sink with mixer tap. Mixed colour tiles. Extractor fan. Candy electric hob. Zanuss Oven. Wooden flooring from kitchen to bathroom.

Bathroom 6' 1" x 6' 5" (1.85m x 1.95m)

White tiled walls. White suite. Bath with mixer tap and shower hose. Shower pole and curtain. Heated towel rail. Low level W/C. Hand basin. Wall mounted mirror cabinet.

First Floor Landing



Dark grey fitted carpet. White painted walls.

Bedroom 1 10' 8" x 9' 11" (3.25m x 3.02m)

White painted walls. Dark grey carpet. Built in wardrobe. Window facing front. Fitted white blind.

Bedroom 2 9' 7" x 8' 7" (2.92m x 2.61m)

White painted walls. Dark grey carpet. Window facing rear.
White fitted blind. Storage cupboard with rail.

Rear Garden

Side pedestrian access, courtyard style garden, delightfully secluded, enjoying an eastern aspect, ideal for outdoor entertaining.



DIRECTIONS

From the twin bridges roundabout in the centre of Maidstone, proceed in a westerly direction onto the Tonbridge Road A26 and after approximately 2 miles, just before The Bull Public House, turn left into South Street and the property will be found on the left hand side as indicated by our sign board.

Energy performance certificate (EPC)

23 South Street
Barming
MAIDSTONE
ME16 9EX

Energy rating

E

Valid until:

17 September 2033

Certificate number:

0900-3743-0722-1296-3173

Property type

End-terrace house

Total floor area

53 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 E. 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		91 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		