

Ferris & Co



Monthly Rental Of £1,485 pcm
Holding deposit equivalent to 1 week's rent on application



561 Tonbridge Road
Maidstone, ME16 9LN

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Recently redecorated throughout three-bedroom terrace property. Spacious property with Open plan lounge dining room. Kitchen leading to the bathroom. Good sized garden with rear gated access. Three good sized bedrooms Situated in this fine non estate position on the western outskirts of the town in the favoured Barming area. Barming has a selection of shops on the Tonbridge Road which provide for everyday needs with chemist, doctors surgery, local family pubs and a selection of local infant and junior school with a wider selection of schools for older children in and around the town centre, which is approximately 1/4 miles distant. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the channel ports.

Entrance Hallway

White painted walls. Beige Carpet.

Lounge 13' 4" x 9' 10" (4.06m x 2.99m)

White painted walls. Beige carpet. Square bay window facing front.

Dining Room 10' 11" x 10' 2" (3.32m x 3.10m)

White painted walls. Beige carpet. Window facing rear. Under stairs storage. Door leading to Kitchen and Bathroom.

Kitchen 10' 4" x 7' 9" (3.15m x 2.36m)

White painted walls. Part tiled wall. Range of high and low units. Electric cooker. Stainless steal sink. Window facing side. Boiler. Space for fridge/freezer. Plumbing for washing machine or tumble dryer.

Bathroom 5' 2" x 7' 7" (1.57m x 2.31m)

Aqua boarded walls. Bath with mixer tap and shower hose. Glass shower screen. Hand basin with built in cupboard. Low level W/C. Mirror cabinet. Heated towel rail.

First Floor Landing

Bedroom 3 7' 6" x 10' 3" (2.28m x 3.12m)

White painted walls. Beige carpet. Window facing rear. Cast iron close fireplace.

Bedroom 2 12' 7" x 8' 1" (3.83m x 2.46m)

White painted walls. Beige carpet. Window facing rear. Cast iron close fireplace.

Master bedroom 10' 10" x 13' 1" (3.30m x 3.98m)

White painted walls. Beige carpet. Window facing front. Cast iron close fireplace. Storage cupboard

Rear Garden

Gated access to rear. Patio area. Lawn.



DIRECTIONS

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 Vendor's 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)

561 Tonbridge Road
MAIDSTONE
ME16 9LN

Energy rating

D

Valid until:

3 April 2035

Certificate number:

6800-4844-0022-6406-3453

Property type

Mid-terrace house

Total floor area

76 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		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		