

Ferris&Co



Monthly Rental Of £2100 pcm
Holding deposit equivalent to 1 week's rent on application



16 Mynn Crescent
Maidstone, ME14 4AR

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Delightfully presented detached family house, cleverly extended creating this well proportioned home, extending in all to just under 1400 square feet. Arranged on two floors, fitted to a high standard, situated on this fine non-estate position, conveniently placed within easy access of an excellent selection of local amenities. The property was originally built in the 1960's and cleverly extended by the owner creating this well proportioned family home, of cavity brick construction with the upper elevation being UPVC glad beneath an interlocking concrete tiled roof with the added benefit of gas fired central heating by radiators UPVC replacement double glazing. Property will accept pets.

Situated in this fine non estate position, conveniently placed within a 1/4 of a mile of The Village Green with its excellent selection of amenities, including shops providing for everyday needs, library, mainline railway station connected to London on the Victoria line. Highly regarded infant and junior school and medical centre. There is also a selection of leisure facilities and clubs including golf, football, cricket, bowls and tennis. Maidstone town centre is some 2 miles distant and offers a more comprehensive selection of amenities including a wider range of schools for older children. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel ports.

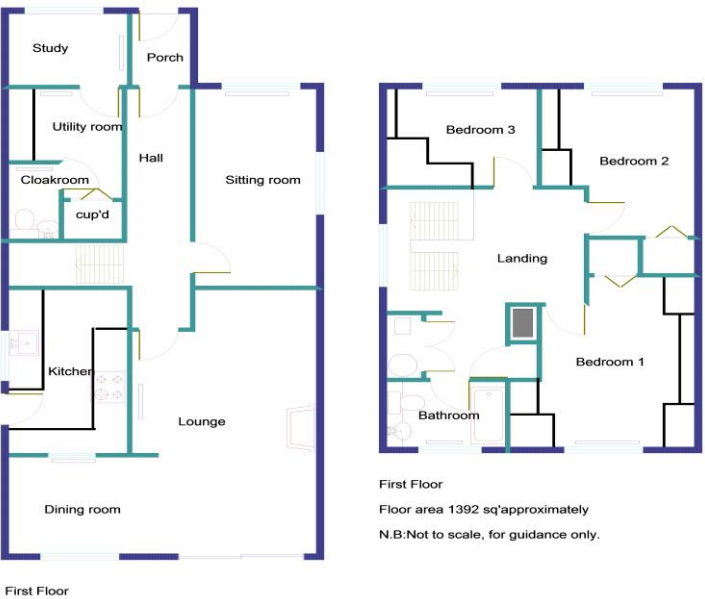
ON THE GROUND FLOOR

ENTRANCE PORCH

UPVC glazed entrance door. Glazed side panel. Glazed door to:-

ENTRANCE HALL

Radiator. Staircase to first floor.



SITTING ROOM 15' 6" x 8' 2" (4.72m x 2.49m)
Double aspect windows. Double radiator.

LOUNGE 21' 7" x 11' 6" (6.57m x 3.50m)
Attractive fireplace, beech surround, inset marble, fitted living flame

DINING ROOM 12' 0" x 7' 7" (3.65m x 2.31m)
Wood laminate flooring. Radiator. Serving hatch. Picture window overlooking rear garden.

KITCHEN 13' 0" x 9' 1" (3.96m x 2.77m)
Comprehensively fitted with units having maple wood effect door and drawer fronts with stainless steel fittings and granite worktops in blue pearl, comprising: Hung sink with mixer tap, cupboards under. Range of high and low level units with working surfaces incorporating four burner Neff halogen hob with stainless steel extractor hood and cupboard above, large oven beneath. Integrated fridge/freezer. Microwave. Miele dishwasher. Glass tiled splashbacks. Recessed low volatage lighting. Chromium radiator. Ceramic tiled floor. Window to side. Half glazed door to side.

UTILITY ROOM 9' 0" x 8' 0" (2.74m x 2.44m)
Window to side. Working surface. Space for washing machine, tumble dryer etc. Double radiator. Built-in storage cupboard. Recessed low voltage lighting.

CLOAKROOM
Low level W.C. Hand basin. Radiator.

STUDY 8' 0" x 5' 7" (2.44m x 1.70m)
Window to front. Radiator. Recessed low voltage lighting.

ON THE FIRST FLOOR



DIRECTIONS

From our Bearsted office proceed in a westerly direction into Ware Street, passing the railway station on the right hand side, taking the next turning on the left into Hogg Hill. At the top of the road take the second exit at the ,mini roundabout into Birling Avenue, continue for some distance turning first right into Mynn Crescent. The property will be found a short distance along on the left hand side as indicated by our sign board.

Energy Performance Certificate



16, Mynn Crescent, Bearsted, MAIDSTONE, ME14 4AR

Dwelling type: Detached house
Date of assessment: 17 September 2019
Date of certificate: 17 September 2019
Reference number: 8107-7736-1829-0696-5113
Type of assessment: RdSAP, existing dwelling
Total floor area: 125 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:	£ 3,342
Over 3 years you could save	£ 1,017

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 405 over 3 years	£ 249 over 3 years	
Heating	£ 2,472 over 3 years	£ 1,827 over 3 years	
Hot Water	£ 465 over 3 years	£ 249 over 3 years	
Totals	£ 3,342	£ 2,325	

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		
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	Current 63	Potential 81 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 Cavity wall insulation	£500 - £1,500	£ 420
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 180
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 48

See page 3 for a full list of recommendations for this property.

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.