

Ferris & Co



Monthly Rental Of £1,100.00 pcm
Holding deposit equivalent to 1 week's rent on application



6 North Street
Maidstone, ME17 3HS

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

Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

A beautifully presented one-bedroom cottage set in the heart of the highly desirable village of Sutton Valence. Recently decorated throughout, the property offers a fresh, bright interior while retaining its character and charm. This charming property offers comfortable accommodation in a quiet village setting, making it ideal for a single occupant or professional couple seeking a peaceful home with good local connections.

The Cottage is positioned in the heart of Sutton Valence, access to attractive countryside walks & two local public houses. Short distance to two mainline stations Headcorn (4.2 Miles) & Staplehurst (5.2 Miles) offering links to London, both stations offer parking. Headcorn & Staplehurst have a range of shops & restaurants. Maidstone town centre is nearby and provides a wider range of shopping, leisure facilities, and mainline railway stations with links to London. Convenient road access is available via the A274 and M20.

Front garden

Pathway leading to property. Front lawn.

Entrance Porch 5' 0" x 4' 6" (1.52m x 1.37m)

White painted walls. Grey tiled floor. Window facing side. Door leading to lounge.

Lounge 6' 11" x 10' 11" (2.11m x 3.32m)

White painted walls. Brown carpet. Wooden beams to the ceiling. Down facing spotlights. Feature fireplace. Built in cupboard. Window facing front.

Dining area 6' 11" x 10' 11" (2.11m x 3.32m)

White painted walls. Brown carpet. Wooden beams to ceiling. Down facing spotlights. Stairs leading to first floor.

Kitchen 6' 2" x 10' 11" (1.88m x 3.32m)

White painted walls. White tiles. Grey tiled floor. Range of high and low white units. Dark grey worktop. Stainless steel sink with mixer tap. Window facing garden. Cooke & Lewis electric hob & Oven. Extractor fan.

Bedroom 10' 11" x 9' 11" (3.32m x 3.02m)

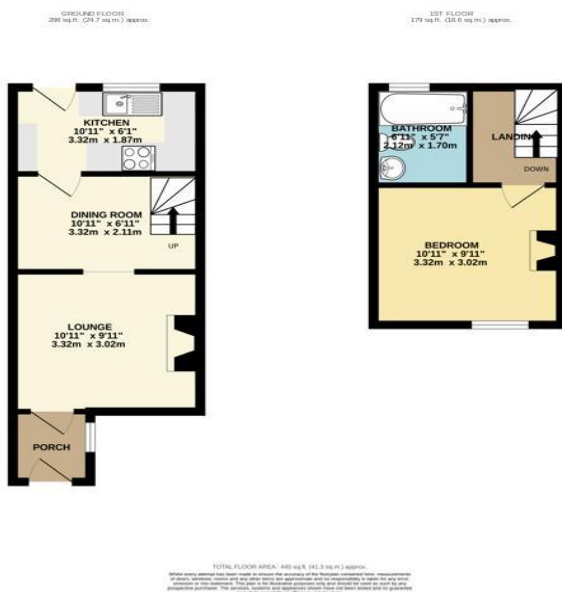
White painted walls. Window facing front. Brown carpet. Radiator.

Bathroom

Marble affect aqua boarding. Grey flooring. Hand basin. Low level W/C. Wall mounted mirror. Bath with mixer tap. Mains powered shower. Glass shower screen. Window facing rear. Heated towel rail.

Rear Garden

Patio area with shed. Lawn.



DIRECTIONS

Energy performance certificate (EPC)

6, North Street
Sutton Valence
MAIDSTONE
ME17 3HS

Energy rating

C

Valid until: 10 May 2030

Certificate number: 8410-7722-6520-5064-6226

Property type: Mid-terrace house

Total floor area: 40 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 C. 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	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		