

# Ferris & Co



**Monthly Rental Of £1,950 pcm**  
Holding deposit equivalent to 1 week's rent on application



**3 Cotswold Gardens**  
Maidstone, ME15 8TB

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

Well presented detached family house situated on this popular development on the outskirts of Bearsted with en-suite and family bathroom, integral garage and driveway for additional parking. The accommodation benefits from gas fired central heating and UPVC replacement double glazing and newly fitted carpet.

The Downswood development offers an excellent selection of local amenities including shops providing for everyday needs, community centre, pre-school and the aforementioned Len Valley Nature Reserve, which includes the lake at Mallards Way, which in turn provides access to Mote Park with it's 450 acres, boating lake, leisure centre and municipal swimming pool. The adjacent village Bearsted, offers a wider selection of local amenities including a highly regarded infant and junior school at Madginford together with a further selection of shops, medical centre, chemist and mainline railway station connected to London on the Victoria Line. Maidstone the County town is some two miles distant and offers an excellent selection of amenities including two museums, theatre, County library, multi-screen cinema and two further railway stations connected to London. There is a wider selection of schools for older children in and around the town centre. The M20/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

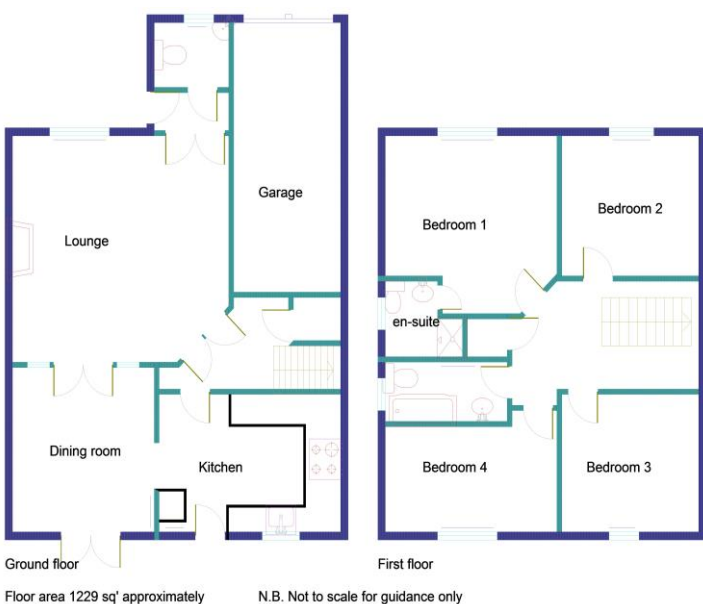
### ENTRANCE HALL

Composite door with double glazed fanlight.

### CLOAKROOM

Low level W.C. Corner wash hand basin. UPVC window to front. Radiator. Electric consumer unit.

### LOUNGE 13' 11" x 14' 1" (4.24m x 4.29m)



Double radiator. Fireplace. UPVC window to front with fitted blinds. Coved ceiling. Double doors leading to:

### DINING ROOM 10' 11" x 9' 9" (3.32m x 2.97m)

Double radiator. Sliding patio doors overlooking rear garden. Coved ceiling.

### KITCHEN 12' 6" x 8' 10" (3.81m x 2.69m)

Comprehensively fitted with units having high and low level cupboards with complementing working surfaces incorporating 1 1/2 bowl stainless steel sink unit with mixer taps. Belling five burner gas hob and Bosch electric double oven with Baumatic extractor hood above. Bosch dishwasher. Plumbing for automatic washing machine. Space for fridge/freezer. Half tiled splashbacks. UPVC window and door overlooking rear garden. Ceramic tiled floor.

### INNER HALLWAY

Telephone point. Understairs storage cupboard. Staircase to first floor. Double radiator.

## ON THE FIRST FLOOR

### LANDING

Access to roof space.

### BEDROOM 1 12' 1" x 11' 4" (3.68m x 3.45m)

UPVC window to front with fitted blinds. Radiator.

### EN SUITE SHOWER ROOM

White suite comprising:- Low level W.C. Wash hand basin in vanity unit. Heated towel rail. Shower cubicle. UPVC window to side. Vinyl flooring. Fully tiled.

### BEDROOM 2 12' 4" x 13' 0" (3.76m x 3.96m)

UPVC window to front. Radiator.



## DIRECTIONS

From our Bearsted Office proceed in a southerly direction into Yeoman Lane, at the junction with the Ashford Road, turn right onto the A20, heading towards Maidstone, taking the second turning on the left into Spot Lane, a continuation of which is Mallards Way, passing the nature reserve and lake at the next roundabout take the second exit into Dearingwood Drive, second right into Grampian Way and Cotswold Gardens will be found at the end of the road on the left hand side. The property being a short

3, Cotswold Gardens, Downswood, MAIDSTONE, ME15 8TB

<b>Dwelling type:</b>	Detached house	<b>Reference number:</b>	0748-1085-6247-5081-8910
<b>Date of assessment:</b>	04 March 2019	<b>Type of assessment:</b>	RdSAP, existing dwelling
<b>Date of certificate:</b>	04 March 2019	<b>Total floor area:</b>	104 m <sup>2</sup>

## Use this document to:

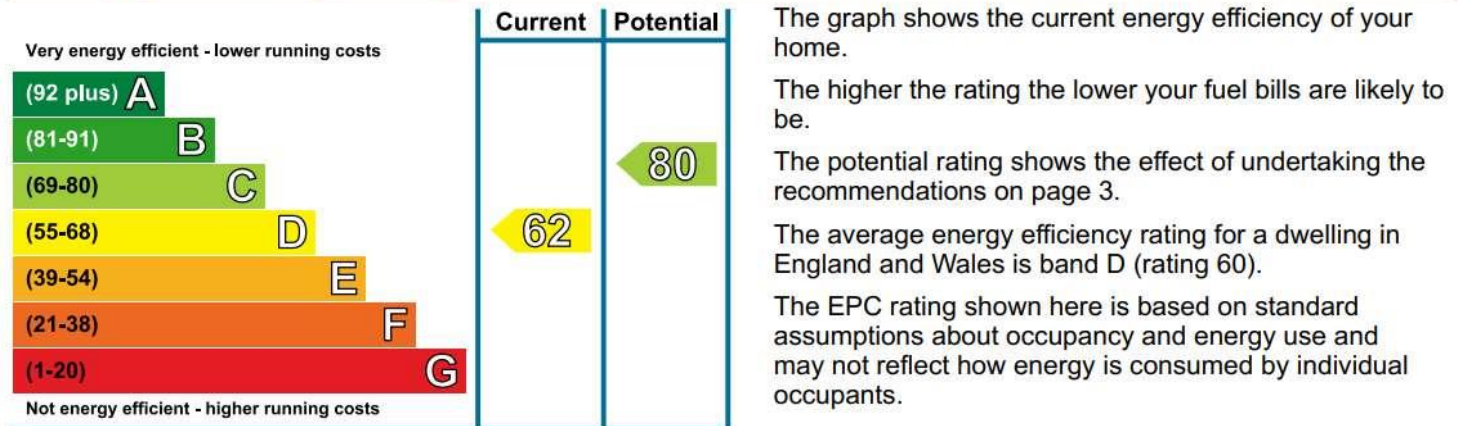
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,096</b>
<b>Over 3 years you could save</b>	<b>£ 801</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 315 over 3 years	£ 213 over 3 years	
Heating	£ 2,304 over 3 years	£ 1,863 over 3 years	
Hot Water	£ 477 over 3 years	£ 219 over 3 years	
<b>Totals</b>	<b>£ 3,096</b>	<b>£ 2,295</b>	

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



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 231
2 Low energy lighting for all fixed outlets	£40	£ 84
3 Heating controls (room thermostat)	£350 - £450	£ 135

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

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.