

Ferris&Co



Monthly Rental Of £1,750.00 pcm
Holding deposit equivalent to 1 week's rent on application



5 Mulberry Close
Maidstone, ME17 4XW

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Magnificently presented three-bedroom semi-detached house in Coxheath. The newly built property comes with two allocated parking spaces with an electric charging point. Large, fitted kitchen with integrated appliances. White painted walls throughout with grey fitted carpets. Under floor heating to the lower level of the property.

Coxheath centre is within a 1/4 of a mile and has a selection of shops, popular infant and junior school and nearby is The New Line Academy learning academy secondary school. Maidstone town centre is some three miles distance and offers a more comprehensive selection of amenities including two museums, theatre, county library, multi-screen cinema and two railway stations connected to London.

Entrance

Kitchen/Diner 15' 11" x 13' 10" (4.85m x 4.21m)

Stone tiled flooring. White painted walls. Window facing front. Under floor heating. Integrated fridge freezer. Neff Microwave. Neff Oven. Integrated dishwasher. Integrated washing machine. Hob with extractor fan. Marble effect work tops. Range of high and low units with draws.

Cloakroom 5' 10" x 3' 3" (1.78m x 0.99m)

White painted walls. Partly tiled walls. Stone tiled flooring. W/C. Hand basin.

Lounge 15' 11" x 11' 2" (4.85m x 3.40m)

White painted walls. Grey fitted carpet. Under floor heating. Storage cupboard. Patio doors leading to garden.

Bedroom 3 9' 4" x 6' 6" (2.84m x 1.98m)

White painted walls. Grey fitted carpet. Radiator. Window facing rear.

Bedroom 2 9' 4" x 9' 10" (2.84m x 2.99m)

White painted walls. Grey fitted carpet. Radiator. Window facing rear.

Landing

White painted walls. Grey fitted carpets. Radiator. Storage cupboard.

Bathroom 7' 6" x 5' 7" (2.28m x 1.70m)

Marble effect tiled walls and flooring. White painted walls. Bath, wall mixer tap. Mains powered shower. Glass shower screen. Hand basin. W/C. Heated towel rail.

Bedroom 1 11' 0" x 12' 3" (3.35m x 3.73m)

White painted walls. Grey fitted carpet. Radiator. Window facing front. Door leading to En-suite

En-suite 7' 10" x 3' 4" (2.39m x 1.02m)

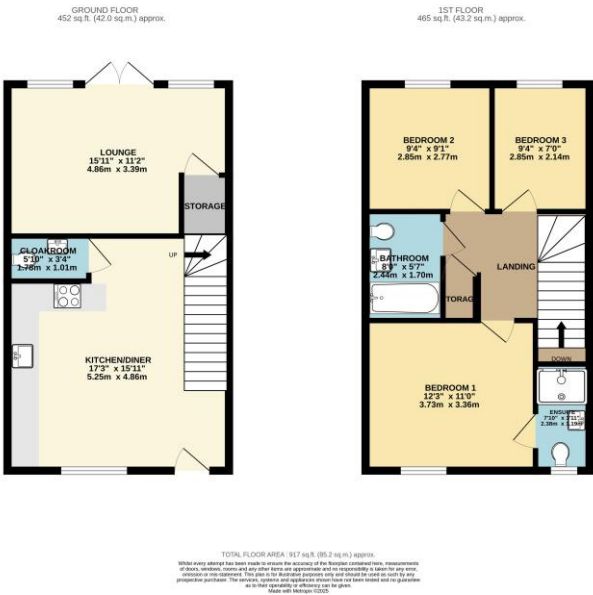
White painted walls. Stone partly tiled walls. Stone flooring tiles. Mains powered shower. Hand basin. W/C. Mirror cabinet with sensor lights. Window facing front.

Rear Garden

Patio with stone area. Shed. Side access.

Outside

Allocated parking for two cars with an electric charging point.



Energy performance certificate (EPC)

5 Mulberry Close
COXHEATH
ME17 4XW

Energy rating

B

Valid until:

17 September 2034

Certificate number:

5200-4086-0532-1499-3143

Property type

End-terrace house

Total floor area

81 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 B. 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	81 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		