

# Ferris&Co



**Monthly Rental Of £1,900.00 pcm**  
Holding deposit equivalent to 1 week's rent on application



**114 Loose Road**  
Maidstone, ME15 7UB

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

Beautifully presented 4 Bedroom Semi-Detached Bungalow. The property boasts of 3 double bedrooms, 1 single bedroom, home office, large open plan kitchen lounge diner, pantry, utility & family bathroom. Driveway for 2 cars & large garden with side access.

## Entrance Hall

White UPVC Entrance Door. White painted walls. Beige Carpet.

White painted walls. Beige carpet. Bay window facing front.  
Double radiator.

White painted walls, Beige Carpet. Bay window facing front.  
Double radiator.

White walls. Beige Carpet. Window facing side.

White wall. Beige carpet. Skylight.

Grey walls. Black tiled floor. Mains shower overhead and hose. Heated towel rail. Low level W/C. Bath with mixer tap. Sink with mixer tap. Cupboard with Worchester Boiler. Mirror carbinet.

White walls. Beige carpet. Window facing side.

Pink painted walls. Wooden flooring. Low level units. Shelving.

White walls. Wooden flooring. Range of high and low units. Sink. Space for washing machine. Door to side of property.

White walls. Wooden flooring. Range of high and low cream gloss units. Wooden worktops. Sink with mixer tap. Window facing side. Rangemaster cooker with 5 burner hob. Extractor fan. Kenwood dishwasher. Underfloor heating. Bi-fold patio doors.

Large patio leading to the grass area. Shed



### DIRECTIONS

# Energy performance certificate (EPC)

|  |                           |  |
|--|---------------------------|--|
| 114, Loose Road<br>MAIDSTONE<br>ME15 7UB | Energy rating<br><b>C</b> | Valid until: 21 March 2029                   |
|  |                           | Certificate number: 8691-7527-6710-2379-2922 |

|                  |                        |
|------------------|------------------------|
| Property type    | Semi-detached bungalow |
| Total floor area | 110 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             |         | 84 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |