

# Ferris & Co



**Monthly Rental Of £1,395.00 pcm**  
Holding deposit equivalent to 1 week's rent on application



**16 Eyhorne Street**  
Maidstone, ME17 1TR

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

Charming 18th Century period cottage, grade II listed, arranged on two floors extending in all to just under 650 square feet. The property is kept in a good condition throughout. The accommodation comprises of; lounge, fitted kitchen, two double bedrooms, and white suite bathroom. Gas central heating. There is a long rear garden enjoying a southern aspect.

Hollingbourne has many period properties, local shop, gastro pubs, village hall and a mainline railway station connected to London on the Victoria Line. Maidstone the town centre is some four miles distant and offers a more comprehensive selection of amenities including a wider range of schools and colleges for older children. 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

### LIVING ROOM 14' x 12' 5" max (4.26m x 3.78m)

Multi-pane sash window to front. Radiator. Built-in storage cupboard.

### KITCHEN 14' 0" x 9' 5" (4.26m x 2.87m)

Fitted with units, sink, working surfaces with hob. Wall mounted gas fired boiler. Window overlooking rear garden. Double radiator. New flooring. Staircase to first floor. Door to garden.

## ON THE FIRST FLOOR

### LANDING

Built-in storage cupboard.

### BEDROOM 1 10' 5" x 8' 9" (3.17m x 2.66m)

Multi-pane sash window to front. Radiator.

### BEDROOM 2 10' 10" x 8' 8" (3.30m x 2.64m)

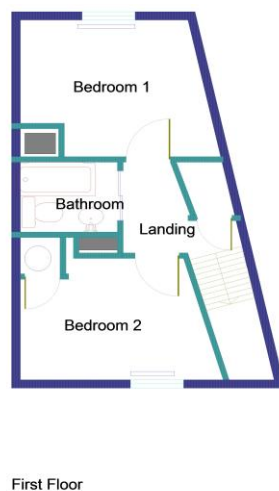
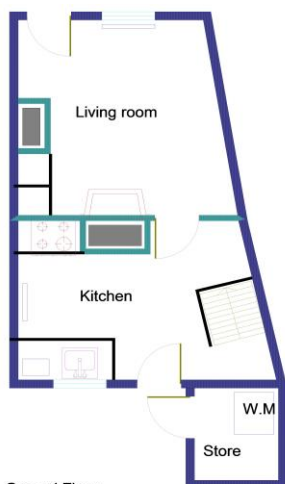
Built-in linen cupboard with lagged copper cylinder. Window overlooking rear garden, southern aspect. Radiator.

### BATHROOM

White suite, bath, pedestal hand basin. Low level W.C. Radiator.

### OUTSIDE

ATTACHED IMPLEMENT STORE with plumbing for automatic washing machine. 80ft rear garden, fenced, paved patio area. SMALL FRONT GARDEN, with steps from the pavement.



Floor area 630 sq' approximately.

N.B:Not to scale, for guidance only.

## DIRECTIONS

From our Bearsted Office proceed in an easterly direction into The Green, passing the village green and the Oak on the right hand side. Continue along through Roundwell. At the junction with the Ashford Road, A20, turn left towards Ashford. At the roundabout take the second exit continuing along the A20, at the next roundabout take the first exit, following signs to Hollingbourne Village. Upon reaching the village, Eyehorne Street begins and the property will be found a short distance along on the right hand side as indicated by our sign board.

16, Eyhorne Street, Hollingbourne, MAIDSTONE, ME17 1TR

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 15 June 2020  
**Date of certificate:** 15 June 2020

**Reference number:** 8200-6226-5240-3545-7292  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 53 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>£ 2,172</b>
<b>Over 3 years you could save</b>	<b>£ 726</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 150 over 3 years	
Heating	£ 1,539 over 3 years	£ 1,083 over 3 years	
Hot Water	£ 336 over 3 years	£ 213 over 3 years	
<b>Totals</b>	<b>£ 2,172</b>	<b>£ 1,446</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

Very energy efficient - lower running costs

(92 plus) <b>A</b>
(81-91) <b>B</b>
(69-80) <b>C</b>
(55-68) <b>D</b>
(39-54) <b>E</b>
(21-38) <b>F</b>
(1-20) <b>G</b>

Not energy efficient - higher running costs

Current	Potential
59	85

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 Increase loft insulation to 270 mm	£100 - £350	£ 303
2 Draught proofing	£80 - £120	£ 27
3 Low energy lighting for all fixed outlets	£30	£ 138

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](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.