

Ferris & Co



Monthly Rental Of £1,435 pcm
Holding deposit equivalent to 1 week's rent on application



561 Tonbridge Road
Maidstone, ME16 9LN

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Spacious property with Open plan lounge dining room. Kitchen leading to the bathroom. Good sized garden with rear gated access. Three good sized bedrooms Situated in this fine non estate position on the western outskirts of the town in the favoured Barming area. Barming has a selection of shops on the Tonbridge Road which provide for everyday needs with chemist, doctors surgery, local family pubs and a selection of local infant and junior school with a wider selection of schools for older children in and around the town centre, which is approximately 1/4 miles distant. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the channel ports.

Entrance Hallway

White painted walls. Beige Carpet.

Lounge 13' 4" x 9' 10" (4.06m x 2.99m)

White painted walls. Beige carpet. Square bay window facing front.

Dining Room 10' 11" x 10' 2" (3.32m x 3.10m)

White painted walls. Beige carpet. Window facing rear. Under stairs storage. Door leading to Kitchen and Bathroom.

Kitchen 10' 4" x 7' 9" (3.15m x 2.36m)

White painted walls. Part tiled wall. Range of high and low units. Electric cooker. Stainless steel sink. Window facing side. Boiler. Space for fridge/freezer. Plumbing for washing machine or tumble dryer.

Bathroom 5' 2" x 7' 7" (1.57m x 2.31m)

Aqua boarded walls. Bath with mixer tap and shower hose. Glass shower screen. Hand basin with built in cupboard. Low level W/C. Mirror cabinet. Heated towel rail.

First Floor Landing

Bedroom 3 7' 6" x 10' 3" (2.28m x 3.12m)

White painted walls. Beige carpet. Window facing rear. Cast iron close fireplace.

Bedroom 2 12' 7" x 8' 1" (3.83m x 2.46m)

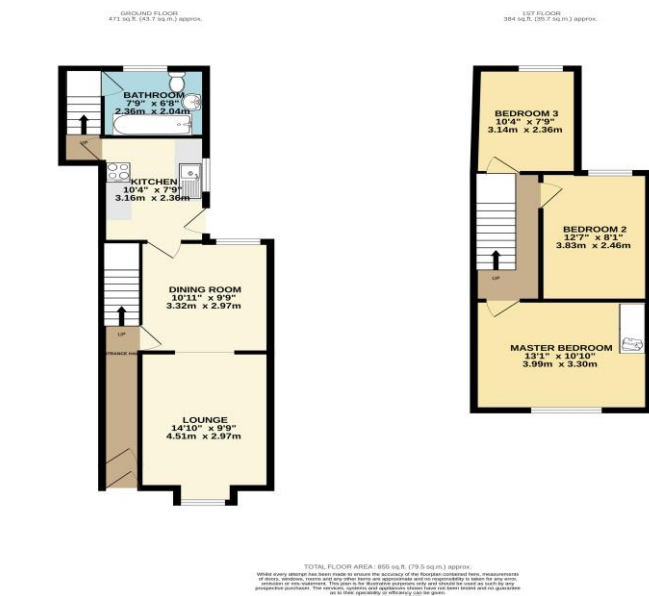
White painted walls. Beige carpet. Window facing rear. Cast iron close fireplace.

Master bedroom 10' 10" x 13' 1" (3.30m x 3.98m)

White painted walls. Beige carpet. Window facing front. Cast iron close fireplace. Storage cupboard

Rear Garden

Gated access to rear. Patio area. Lawn.



DIRECTIONS

Energy performance certificate (EPC)

561 Tonbridge Road
MAIDSTONE
ME16 9LN

Energy rating

D

Valid until:

3 April 2035

Certificate number:

6800-4844-0022-6406-3453

Property type

Mid-terrace house

Total floor area

76 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 D. 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 | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |