Ferris&Co



Monthly Rental Of £1,200 pcm
Holding deposit equivalent to 1 week's rent on application







23 South Street
Maidstone, ME16 9EX

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Recently refurbished throughout. Charming two-bedroom cottage with log burner, set in one of the most sort after roads in Barming within 200m of the river Medway and tow path to Teston. Featuring Lounge, Kitchen & Bathroom to the downstairs and two bedrooms to the upstairs.

South Street is one of the most sought after roads in Barming with views to the rear over the picturesque 14th Century Church. The road culminates in a pedestrian bridge over the River Medway with delightful riverbank walks. Local shops on the Tonbridge Road, provide for everyday needs with a bus terminus outside. Educationally, the area is well served with Barming Primary and a selection of schools and colleges for older children on the Tonbridge Road. There is a selection of local pubs including The Bull, Redstart and The Victory. Barming mainline railway station is within one mile and has connections to London on the Victoria Line. Maidstone the County town can be easily accessed by regular bus services and is approximately 2 miles distant.

Entrance

Lounge/ Kitchen *24' 10" x 11' 0" (7.56m x 3.35m)*
Lounge - Open plan Lounge, Kitchen. White painted walls. Dark grey carpets. Log burner. Under stairs storage cupboard. Electric heater. Window facing front and window facing side. Kitchen - Cream worktops. Range of high and low units. Window facing side. Sink with mixer tap. Mixed colour tiles. Extractor fan. Candy electric hob. Zanuss Oven. Wooden flooring from kitchen to bathroom.

Bathroom *6' 1" x 6' 5" (1.85m x 1.95m)*
White tiled walls. White suite. Bath with mixer tap and shower hose. Shower pole and curtain. Heated towel rail. Low level W/C. Hand basin. Wall mounted mirror cabinet.

First Floor Landing

Dark grey fitted carpet. White painted walls.

Bedroom 1 *10' 8" x 9' 11" (3.25m x 3.02m)*
White painted walls. Dark grey carpet. Built in wardrobe. Window facing front. Fitted white blind.

Bedroom 2 *9' 7" x 8' 7" (2.92m x 2.61m)*
White painted walls. Dark grey carpet. Window facing rear. White fitted blind. Storage cupboard with rail.

Rear Garden

Side pedestrian access, courtyard style garden, delightfully secluded, enjoying an eastern aspect, ideal for outdoor entertaining.





DIRECTIONS

From the twin bridges roundabout in the centre of Maidstone, proceed in a westerly direction onto the Tonbridge Road A26 and after approximately 2 miles, just before The Bull Public House,turn left into South Street and the property will be found on the left hand side as indicated by our sign board.

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy performance certificate (EPC)

23 South Street Barming MAIDSTONE ME16 9EX	Energy rating **E**	Valid until:	**17 September 2033**
		Certificate number:	**0900-3743-0722-1296-3173**

Property type	End-terrace house
Total floor area	53 square metres

Rules on letting this property

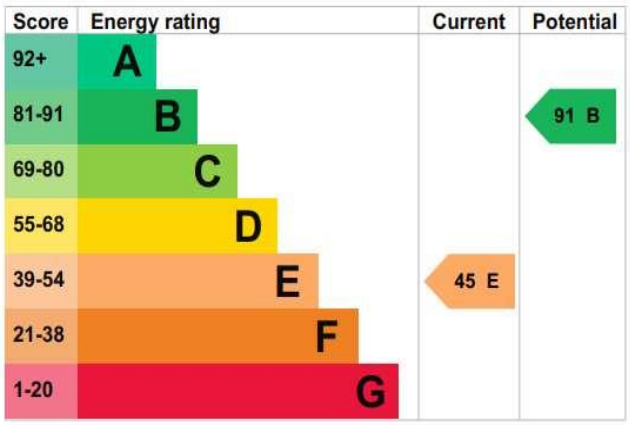
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's energy rating is E. 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