Ferris&Co



Monthly Rental Of £1,150 pcm
Holding deposit equivalent to 1 week's rent on application







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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

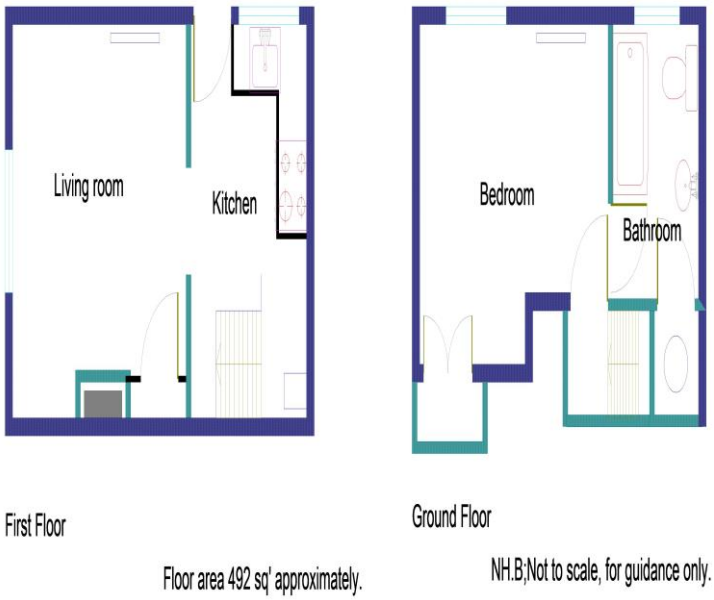
TO BE ELIGIBLE FOR THE FIRST MONTH'S RENT FREE OR ZERO DEPOSIT YOU WILL NEED TO MEET FLOWING CRITERIA YOU WILL BE REQUIRED TO MOVE IN BEFORE THE 28TH OF NOVEMBER 2026. Charming period end of terrace cottage. Kitchen, bathroom, double bedroom, fitted wardrobe, carpets. Located on the edge of this sought after village adjacent to farmland facing South with a light and bright interior. Off road parking, gas central heating and double glazing.

Leeds village is located next to Leeds Castle and offers village hall, local infant and junior school, gastro pub, church, playing field and tennis courts. The nearby villages of Hollingbourne and Bearsted have mainline railway stations connected to London on the Victoria line. Maidstone town centre is some six miles distant and offers a more comprehensive selection of amenities. In and around the village there are numerous countryside walks and bridal paths. The M20/A20/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

OPEN PLAN KITCHEN/LIVING ROOM *20' 3" x 11' 0" (6.17m x 3.35m)*

KITCHEN AREA
Fitted with units with Escutcheon fittings and woodgrain finish worktops with upstand. One and half bowl enamel sink, chromium mixer, 4 burner electric hob with extractor hood above and oven beneath. Wall mounted Worcester gas fired boiler, supplying central heating and domestic hot water throughout. Window to front with half glazed door. Grey flooring. Stair case to first floor.



LIVING ROOM
Dado rail. Radiator. Window to side. Grey flooring. Built in storage cupboard.

ON THE FIRST FLOOR

LANDING

BEDROOM *13' 3" x 10' 0" (4.04m x 3.05m)*
Double storage cupboard. Double radiator. Window to front. Southern aspect.

BATHROOM
White suite with chromium plated fittings. Panelled bath with mixer tap and shower. Pedestal and hand basin. Low level W.C. Mosaic tiled aqua board. Vinyl flooring. Window to front. Radiator.

OUTSIDE
Lawned garden to the front. Allocated parking space to the rear.



DIRECTIONS

From our Bearsted office proceed in an easterly direction into The Green, passing The Village Green on the right hand side, a continuation of which is Roundwell. At the junction with the Ashford Road turn left. Upon reaching the first roundabout take the second exit, at the second roundabout take the second exit, at the third roundabout take the second exit, follow signs to Leeds Village. Pass the main Leeds Castle entrance, continue pass the church and The George public house, continue up the hill. The

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 Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive 2002/91/EC