Ferris&Co



Monthly Rental Of £1,200.00 pcm
Holding deposit equivalent to 1 week's rent on application







3 Milstead Cottage Upper Street
Maidstone, ME17 1RX

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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.

Delightful 15th Century Grade II listed end of terraced cottage. Timber framed with plaster infilling beneath a Kent Peg tiled roof. Located in the centre of the village, raised above the road, with views over adjacent playing fields. The interior of the property is heavily beamed and bursting with character. With gas fired central heating by radiators. Arranged on two floors extending in all to just under 500 square feet.

Leeds Village has a highly regarded infant school, village hall, church, gastro pub, with the village also renowned for it's famous castle. Situated five miles east of the County town with mainline railway stations in nearby villages of Bearsted and Hollingbourne. 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

RIBBED ENTRANCE DOOR
With shallow hood.

SITTING ROOM *11' 9" x 7' 8" (3.58m x 2.34m)*
Heavily beamed. Radiator. Window to front affording an eastern aspect.

INNER HALLWAY
With staircase to first floor. Plumbing for automatic washing machine. Space for fridge/freezer

KITCHEN *12' 0" x 5' 10" (3.65m x 1.78m)*
Fitted with units having complementing working surfaces comprising :- Stainless steel sink unit, cupboards under. Range of low level cupboards, electric four burner cooker. Radiator. Window to side. Half-glazed hardwood stable to garden, affording a western aspect. Wall mounted gas fired boiler supplying central heating and domestic hot water throughout. Ceramic tiled floor. Tiled splashbacks.

BATHROOM
Panelled bath with mixer tap and shower attachment. Pedestal hand basin. Low level W.C. Radiator. Ceramic tiled floor. Tiled splashbacks. Extractor fan.

ON THE FIRST FLOOR

SMALL LANDING

BEDROOM *13' 7" x 8' 9" (4.14m x 2.66m)*
Double aspect windows. Radiator. Wall light. Built-in storage cupboard.

OUTSIDE
THE REAR GARDEN: Enjoys a western aspect and extends to 80ft. Side pedestrian access. FRONT GARDEN : Lawned with privet hedging.





DIRECTIONS

From our Bearsted Office proceed in an easterly direction into The Green, passing the village green on the right hand side, continuing on through Roundwel. At the junction with the Ashford Road, turn left continue along the A20. At the third roundabout take the second exit sign posted Leeds Village. Proceeding passed the entrance to Leeds Castle, passing the George Public House on the left hand side, continue along and the property will be found on the right hand side, opposite the playing field as indicated

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

HM Government

3 Milstead Cottages, Upper Street, Leeds, MAIDSTONE, ME17 1RX

Dwelling type:	End-terrace house	**Reference number:**	8808-6720-5859-6203-9996
Date of assessment:	17 October 2018	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	19 January 2019	**Total floor area:**	35 m²

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

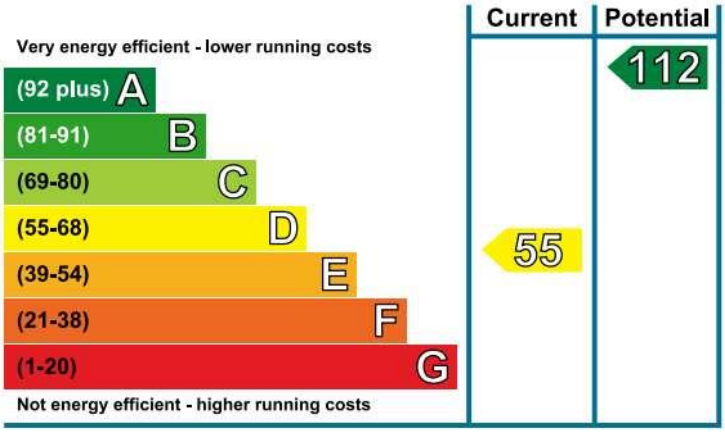
Estimated energy costs of dwelling for 3 years:	**£ 1,923**
Over 3 years you could save	**£ 294**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 87 over 3 years	£ 87 over 3 years	You could save £ 294 over 3 years
Heating	£ 1,533 over 3 years	£ 1,350 over 3 years	
Hot Water	£ 303 over 3 years	£ 192 over 3 years	
Totals	**£ 1,923**	**£ 1,629**	

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



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 Floor insulation (solid floor)	£4,000 - £6,000	£ 69
2 Solar water heating	£4,000 - £6,000	£ 102
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 123

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.