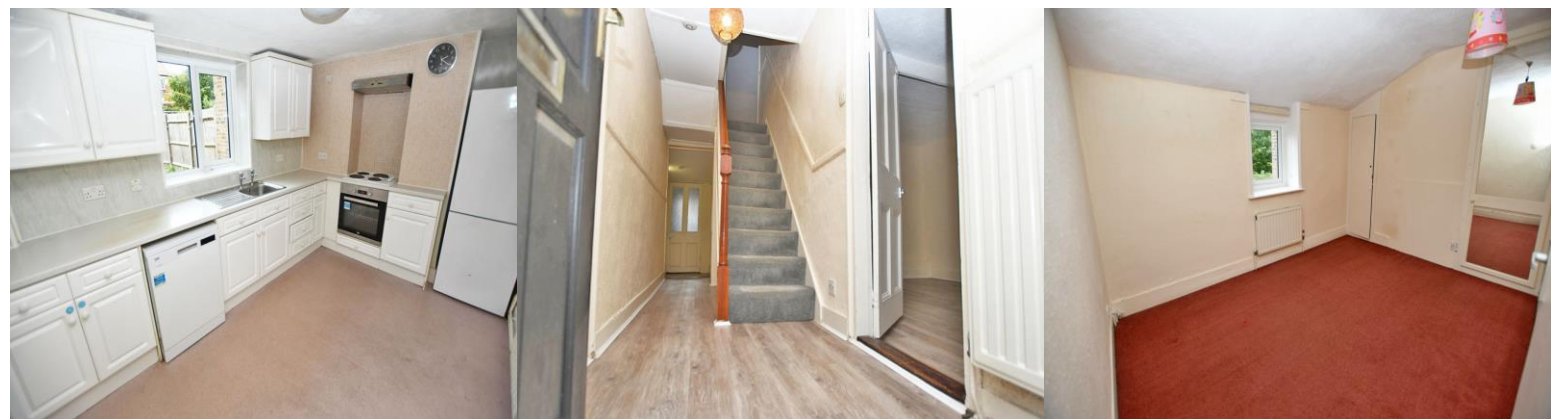




**Monthly Rental Of £1,200  
+ £150 ADMIN FEE PER ADULT**



**Egypt House The Street**  
Bearsted, ME14 4EN

TEL: 01622 737800  
Email:  
[lettings@ferrisandco.net](mailto:lettings@ferrisandco.net)  
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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

Rare opportunity to let this charming detached period property located in the centre of the Village, very close to the Village Green and the excellent local amenities. The well proportioned rooms must be viewed internally to be fully appreciated. The property is believed to be of Georgian solid brick construction with the front and flank elevations being rendered to the rear, brick and ragstone beneath a Kent Peg tiled roof. The property is arranged on two floors extending to in excess of 1500 square feet, with the added benefit of gas fired central heating by radiators and UPVC replacement double glazing.

## ON THE GROUND FLOOR

Hardwood entrance door. Double radiator. Staircase to first floor with decorative balustrade. Understairs storage recess.

Three wall light points. Double radiator. Window to front affording a southern aspect.

Stainless steel sink unit, cupboard under. Hotpoint washing machine. Original pine dresser. Double built-in storage cupboard. Radiator. Window overlooking rear garden.

Well fitted with units having white door and drawer fronts with granite effect working surfaces comprising:- Stainless steel sink unit with mixer tap, cupboards under. Range of high and low level cupboards with working surfaces incorporating four burner electric hob, extractor hood above, oven beneath. Bosch dishwasher. Fridge freezer. Double radiator. Window overlooking rear garden.

With access to roof space.

One double, one single built-in wardrobe cupboard. Window to front, views to the Green, southern aspect. Radiator.

One double, one single built-in wardrobe cupboard, window with views to the Green, southern aspect.

Window to rear. Double radiator. Two built-in storage cupboards.

White suite, chromium plated fittings comprising:- Corner shower cubicle, mixer tap, pedestal wash hand basin, low level W.C. Extractor fan. Window to rear. Vinyl flooring. Radiator.

White suite:- Chromium plated fittings comprising:- Panelled bath, with mixer and shower attachment, wash hand basin, cupboard under, mirror, low level W.C. Vinyl flooring. Towel rail. Window to rear. Extractor fan.

Brick boundary wall, driveway to the side providing vehicular access to a parking area with ample space for three vehicles,

Fenced rear garden, paved creating a spacious patio area.



From our Bearsted Office proceed in a easterly direction into The Street, passing the Village Green on the right hand side and the property will be found on the left after a short distance, roughly adjacent to the Oak on the Green restaurant.



TOTAL FLOOR AREA: 1374 sq.ft. (127.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

# Energy Performance Certificate



**Egypt House, The Street, Bearsted, MAIDSTONE, ME14 4EN**

<b>Dwelling type:</b>	End-terrace house	<b>Reference number:</b>	9747-2830-6700-9798-2445
<b>Date of assessment:</b>	10 October 2018	<b>Type of assessment:</b>	RdSAP, existing dwelling
<b>Date of certificate:</b>	10 October 2018	<b>Total floor area:</b>	132 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>£ 3,636</b>
<b>Over 3 years you could save</b>	<b>£ 1,707</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 306 over 3 years	£ 240 over 3 years	
Heating	£ 2,970 over 3 years	£ 1,473 over 3 years	
Hot Water	£ 360 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 3,636</b>	<b>£ 1,929</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		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p><b>Current</b></p> <p>61</p>	<p><b>Potential</b></p> <p>86</p> <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p>

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	£ 273
2 Internal or external wall insulation	£4,000 - £14,000	£ 897
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 183

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](http://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.