

# Ferris&Co



**£995 pcm**

**Holding deposit equivalent to 1 week's rent on application**



**5 Crisfield Cottages The Green**  
Maidstone, ME14 4DY

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

Charming period cottage delightfully located on the village Green at Bearsted. The accommodation is arranged on two floors and extends to just under 700 square feet, with many attractive period features, which may only be fully appreciated by an internal inspection. The property was originally built at the early part of the 19th Century and forms part of this most attractive period house, with salt and pepper brickwork, tile hanging, beneath a peg tiled roof. The accommodation has several period features which may only be fully appreciated by an internal inspection and is arranged on two floors extending in all to 668 square feet and comprises with approximate room measurements as follows and has the added benefit of gas fired central heating by radiators.

The village offers an excellent selection of local amenities including shops providing for everyday needs, medical centre, library, mainline railway station connected to London and a selection of gastro pubs and restaurants around the village Green. Educationally the area is well served with the local Roseacre and Thurnham Schools, catering for infants and juniors. The village also boasts an excellent selection of sporting facilities and clubs including golf, cricket, football and bowls. Maidstone town centre is some two miles distant and offers a more comprehensive selection of amenities. 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

### LIVING ROOM 15' 0" x 0' 0" (4.57m x 0.00m)

Beamed ceiling. Bay window to side. One single, one double radiator. Brick fireplace with living flame electric fire. Staircase to first floor with decorative balustrade.



Ground floor

First Floor

Floor area 668 sq' approximately.

N.B: Not to scale, for guidance only.

### KITCHEN/BREAKFAST ROOM 13' 6" x 10' 0" (4.11m x 3.05m)

Fitted with units having white door and drawer fronts and complementing working surfaces comprising :- Stainless steel sink unit with mixer tap, cupboards under. Range of high and low level cupboards with working surfaces, appliances include Indesit washing machine, Hotpoint dishwasher, Creda electric cooker. LEC fridge/freezer. Vinyl flooring. Tiled splashbacks. Window to side. Door to rear. Radiator.

## ON THE FIRST FLOOR

### SMALL LANDING

### BEDROOM 14' 2" max x 9' 0" (4.31m x 2.74m)

Range of floor to ceiling mirrored sliding doors, with hanging and shelving space. Beamed ceiling. Radiator.

### SPACIOUS BATHROOM

Shaped panelled bath with mixer tap, vanity style hand basin. Integrated cupboards beneath. Low level W.C. Shower cubicle. Heated towel rail. Fully tiled walls. Radiator. Two windows to rear.

## OUTSIDE

COMMUNAL COURTYARD AREA : Two allocated parking spaces.



## DIRECTIONS

From our Bearsted Office proceed in an easterly direction with the village Green on the right hand side. The property will be found on the left adjacent to the hairdressers and the Oak on the Green.



# Energy Performance Certificate

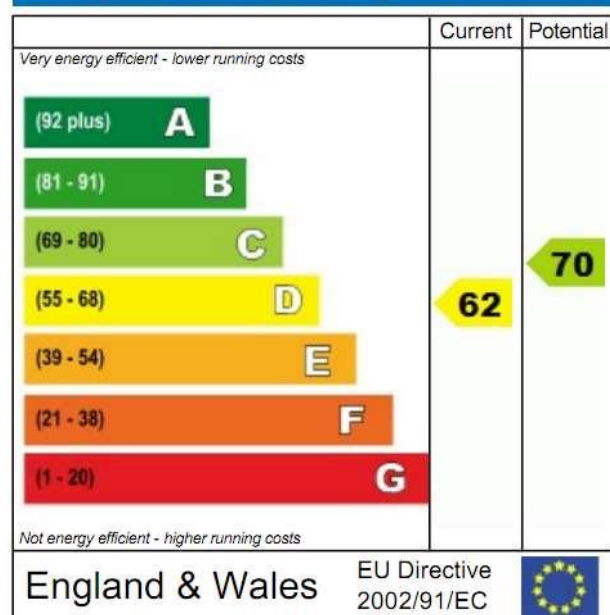


5 Crisfield Cottages  
The Green  
Bearsted  
MAIDSTONE  
ME14 4DY

Dwelling type: Ground floor flat  
Date of assessment: 29-Jul-2010  
Date of certificate: 29-Jul-2010  
Reference number: 2618-7013-6213-7380-4960  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 51 m<sup>2</sup>

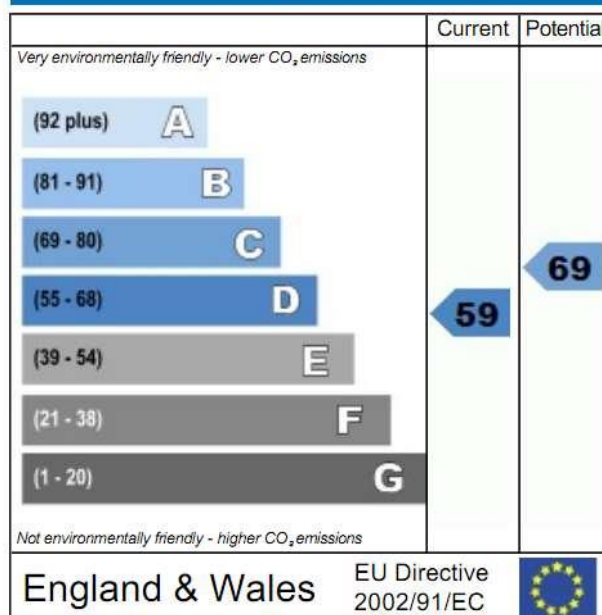
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

## Environmental Impact (CO<sub>2</sub>) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	344 kWh/m <sup>2</sup> per year	266 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.9 tonnes per year	2.2 tonnes per year
Lighting	£27 per year	£27 per year
Heating	£520 per year	£424 per year
Hot water	£94 per year	£77 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.