

Ferris & Co



Monthly Rental Of £1,300.00 pcm
Holding deposit equivalent to 1 week's rent on application



2 Crisfields Cottage The Street
Bearsted , ME14 4DY

TEL: 01622 737800
Email:
lettings@ferrisandco.net
www.ferrisandco.net

Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Rare opportunity to let this charming period cottage located in a delightful position being within 50ft of the village green. The accommodation is conveniently arranged on three floors and offers well proportioned rooms with many period features which may only be appreciated by an internal inspection, with the added benefit of gas fired central heating by radiators. 2 available parking space to rear of property.

Situated in the centre of Bearsted Village being within 50ft of the village green, with its excellent shopping facilities including shops providing for everyday needs, a selection of gastro pubs and restaurants around the village green together with library and main line railway station connected to London on the Victoria line. Educationally the area is well served with the local Thurnham and Roseacre school catering for infants and juniors. Maidstone town centre is some two miles distant and offers a more comprehensive selection of amenities. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel ports.

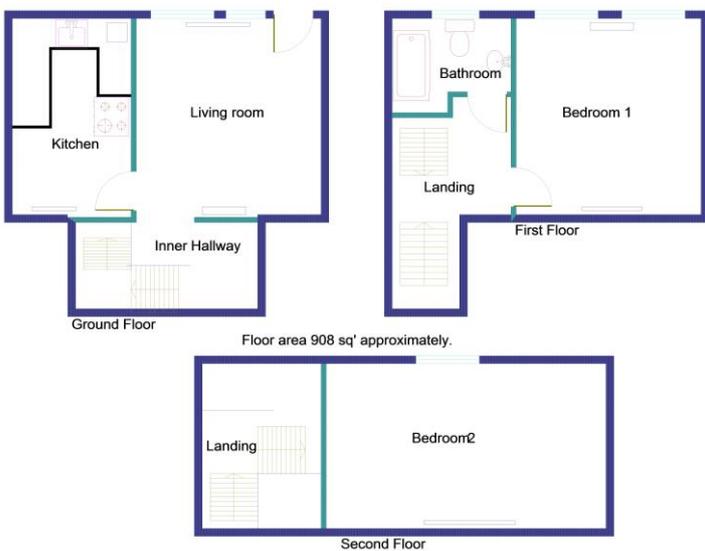
ON THE GROUND FLOOR

LIVING ROOM 13' 3" x 11' 8" (4.04m x 3.55m)

Window to side affording an eastern aspect. Radiator. Dimplex heater.

KITCHEN/DINING ROOM 13' 3" x 8' 1" (4.04m x 2.46m)

Well fitted with units having white door and drawer fronts with complementing 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 cooker, oven and grill. Hisense washer Dryer machine. Beko fridge.freezer. Beko Dishwasher. Valiant wall mounted gas fired combination boiler supplying central heating and domestic hot water



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

throughout. Tiled splashbacks. Window to side affording an eastern aspect. Vinyl flooring.

INNER HALLWAY

With staircase to first floor, timber balustrade. Understairs storage recess.

ON THE FIRST FLOOR

SPACIOUS LANDING

Staircase to second floor. Exposed beams and stonework.

BEDROOM 1 13' 3" x 11' 8" (4.04m x 3.55m)

Radiator. Two windows affording an eastern aspect. Dimplex heater.

BATHROOM

White suite comprising:- Panelled bath with mixer tap, separate shower over and screen. Pedestal wash hand basin. Low level W.C. Tiled splashbacks. radiator. Vinyl flooring. Window to side affording an eastern aspect.

ON THE SECOND FLOOR

LANDING

BEDROOM 2 17' 7" x 10' 9" (5.36m x 3.27m)

With some head height restriction to the extremities. Dormer window to side affording an eastern aspect. Radiator.

OUTSIDE

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 to the left almost opposite The Oak on The Green.

2 Crisfield Cottages
The Green
Bearsted
MAIDSTONE
ME14 4DY

Dwelling type: Mid-terrace house
Date of assessment: 5 June 2009
Date of certificate: 6 June 2009
Reference number: 0358-0067-6226-6021-8054
Total floor area: 80 m²

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 (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D	58	68
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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 (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D	55	67
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	315 kWh/m ² per year	233 kWh/m ² per year
Carbon dioxide emissions	4.2 tonnes per year	3.1 tonnes per year
Lighting	£42 per year	£42 per year
Heating	£624 per year	£481 per year
Hot water	£111 per year	£87 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

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



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.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome