



The Rectory Church Road, Maidstone, ME17 1AP

£1,650 Per Calendar Month

Rare opportunity to rent a substantial four bedroom former rectory set in substantial grounds in a semi-rural position the edge of this popular village. The property offers very light and airy accommodation with gas central heating and double glazing throughout. There are three reception room, including a spacious study, large gardens extending to approx. 3/4 acre as well as ample off street parking. The property is available for 12 months,, we regret smokers are not permitted, family pet considered subject to additional rent. Applicants will need to demonstrate a minimum gross household annual income of £49,500 for referencing purposes.

ACCOMMODATION

Entrance Porch

Entrance door and glazed side panels

L-Shaped Entrance Hall 10'0 x 11'0 (3.05m x 3.35m)

Parquet flooring, radiator, staircase to first floor double glazed window on the half landing, built in storage cupboard.

Cloakroom

Tiled floor, WC, hand basin, double glazed window

Study 19'9 x 12'0 (6.02m x 3.66m)

Parquet flooring, double aspect double glazed windows, extensive shelving, two x radiators

Living Room 16'4 x 12'0 (4.98m x 3.66m)

Parquet flooring, dual aspect double glazed windows, ornamental feature fireplace (not in use) with side display niches, two x radiators.

Dining Room 12'6 x 12'0 (3.81m x 3.66m)

Parquet flooring, dual aspect double glazed windows, double casement doors to garden, radiator.

Kitchen 19'2 x 10'8 (5.84m x 3.25m)

Vinyl flooring, fitted range of matching wall and base units with woodgrain finish door and drawers with work surface and localised tiling above. Stainless steel sink, gas cooker point, concealed extractor hood. Three dual aspect double glazed windows, radiator, door to rear lobby with dual access and door to garage.

Stairs & Landing

Fitted carpet, double glazed window, built in low level storage cupboard, built in airing cupboard.

Bedroom One 16'4 x 12'0 (4.98m x 3.66m)

Fitted carpet, dual aspect double glazed windows, radiator, double built-in wardrobe cupboard

Bedroom Two 12'0 x 10'9 (3.66m x 3.28m)

Fitted carpet, 2 x double glazed windows, radiator

Bedroom Three 12'0 x 10'6 (3.66m x 3.20m)

Fitted carpet, dual aspect double glazed windows, radiator, built-in wardrobe cupboard

Bedroom Four 10'0 x 8'8 (3.05m x 2.64m)

Fitted carpet, dormer window, two built-in storage cupboard, radiator

Shower Room

Vinyl flooring, matching white contemporary suite comprising; walk-in shower with glass screen and mixer, pedestal hand basin, low level WC. Fully tiled to shower area, half tiled to remaining walls, heated towel rail, double glazed window.

OUTSIDE

The property sits in extensive grounds which extend to

approximately 3/4 of an acre, to the front is a substantial shingled driveway providing ample off street parking with lawns and well established trees shrubs.

The large rear garden is mainly laid to lawn with a number of mature shrubs and trees. The services of a gardener is included within the rent.

GENERAL INFORMATION

Rent £1,650.00 per calendar month

Deposit £1,903.85

Pet Rent Top-Up £30.00 per calendar month per pet

Tenancy An Assured Shorthold Tenancy of twelve months duration

Viewings Strictly by prior appointment with the agent

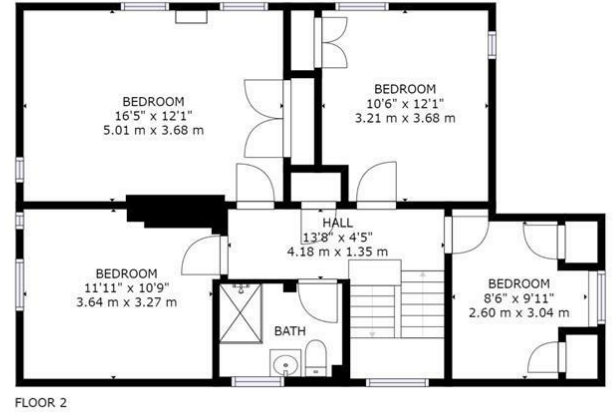
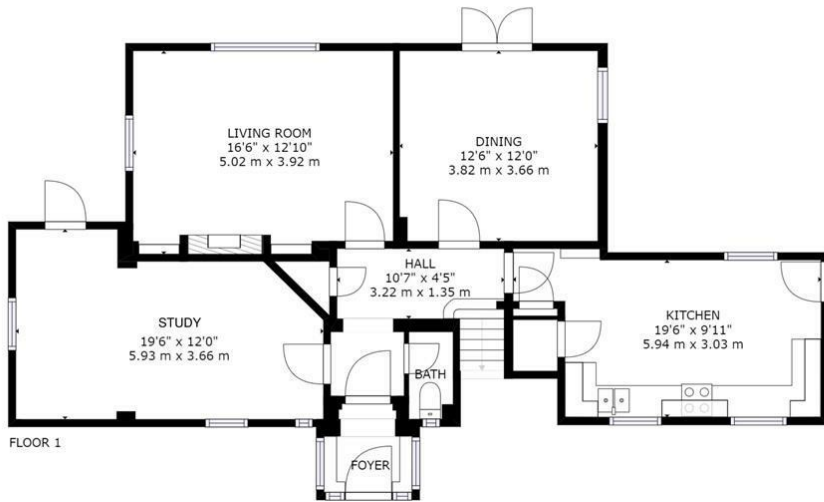
Authority Maidstone Borough Council – Band G

EPC Rating E 48

Minimum Household Income Required £49,500.00 per annum

Conditions Regret no smokers permitted. Family pet considered. The use of the garage by the tenant is excluded from the tenancy, the services of a gardener is included in the rent.

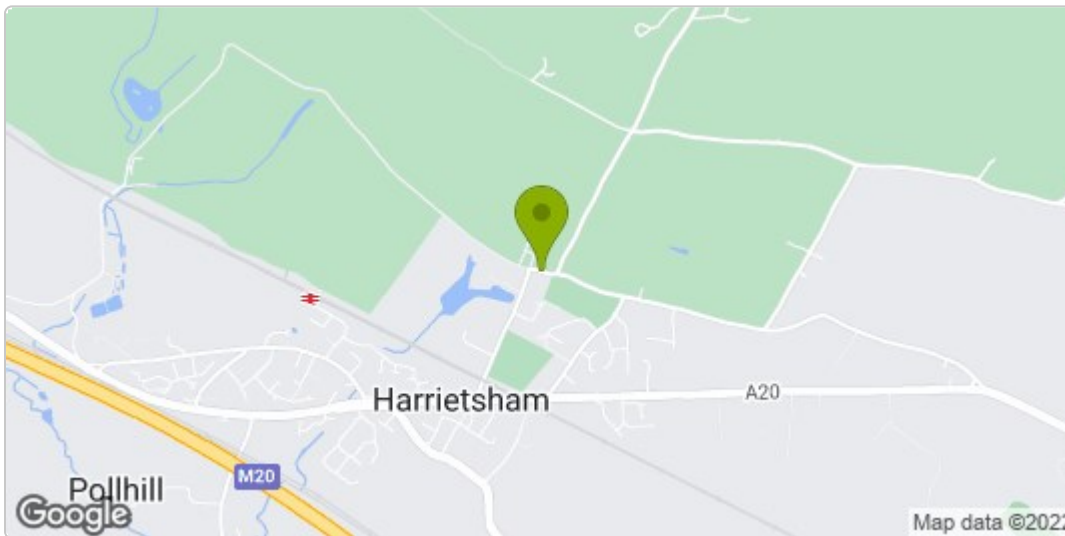
Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 918 sq ft, 85 m², FLOOR 2: 753 sq ft, 70 m²
 TOTAL: 1672 sq ft, 155 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

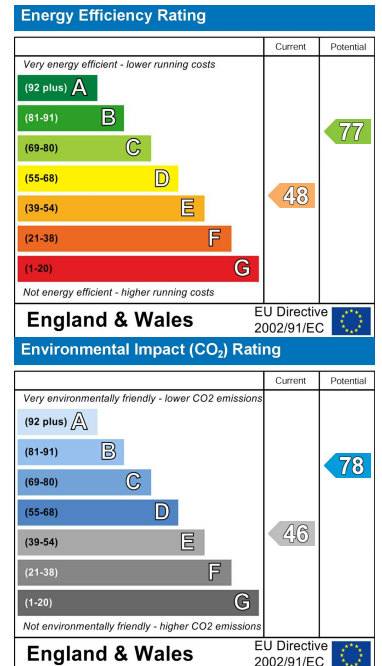


Area Map



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Energy Efficiency Graph



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