



**46 High Street, Rolvenden
TN17 4LN**

A charming, 2 bedroom, mid-terrace, Grade II Listed cottage situated in the village of Rolvenden, close to all local amenities. There is a small front garden enclosed with a picket fence and a further courtyard garden to the rear with views over open countryside.

£1,150 Per Calendar Month



Description

A small front garden enclosed with a picket fence with brick path and raised flower bed planted with a various of shrubs.

The front door leads into the sitting room with inglenook fireplace and wood burning stove and ample storage cupboards. The kitchen benefits from a range of wall and counter units with integrated dishwasher and window overlooking the rear courtyard. There is a ground floor shower room / utility room with further counter units. The back door leads to the rear courtyard garden.

The first floor comprises a good sized double bedroom to the front, single bedroom to the rear and newly fitted bathroom.

The rear courtyard garden is fully fenced with raised flower beds and provides a pleasant area for outdoor entertaining.

Location

The village of Rolvenden provides a Village Store, Post Office, Church and two Public Houses and benefits from easy access to Tenterden. More extensive facilities are available at Tenterden with shopping centres at Tunbridge Wells, Maidstone, Ashford and Hastings. The Kent and East Sussex Steam Railway passes nearby the village.

Transport and Services:

Mainline stations to London are available from Ashford (approx. 37 mins), Headcorn (approx. 60 mins) and Staplehurst (approx. 55 mins).

Viewings:

All viewings are strictly by appointment only via the Agent, Vale and Marsh

Tenant Fee Information

Tenant Fees - From 1st June 2019

Holding Deposit (per tenancy) - One week's rent.

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantors(s)) withdraw from the tenancy, fail a Right to-Rent check, provide false or misleading information, or fail to take all reasonable steps to enter into a tenancy agreement (and / or Deed of Guarantee) within 15 calendar days of the holding deposit being received (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year)

Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year)

Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Unpaid Rent

Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual cost of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request)

£50 (Inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request)

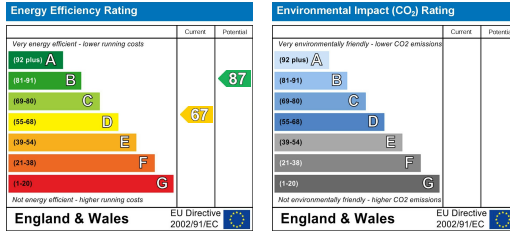
£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request)

Should the tenant wish to terminate their contract before the end of the fixed term, they shall be liable for the landlord's cost in re-letting the property as well as all rent due under the tenancy until start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Client Money Protection is provided by Propertymark. Redress through The Property Ombudsmen Scheme.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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