

Ferris & Co



£1400 pcm

Holding deposit equivalent to 1 week's rent on application



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Maidstone, ME14 5QR

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Available from end of June 2024

Delightfully refurbished mid terraced family house situated on this popular residential development located on the northern outskirts of The County Town, conveniently placed for both schools, motorways and Vinters Valley nature reserve.

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

ENTRANCE HALL

Built in storage cupboard.

LOUNGE/DINING ROOM 17' 1" x 16' 0" (5.20m x 4.87m)

One double, one single radiator. Staircase to first floor. Wood laminate flooring.

KITCHEN/BREAKFAST ROOM 16' 0" x 7' 1" (4.87m x 2.16m)

Fitted with units having white gloss door and drawer fronts comprising; Stainless steel sink unit. Range of low level cupboards with a double wall cupboard. granite effect working surfaces. Plumbing for automatic ashing machine. Gas fired boiler supplying central heating and domestic hot water throughout. Control panel for central heating. Double radiator. Four burner electric hob with oven beneath, extractor hood above. Half glazed door and window overlooking rear garden affording an eastern aspect. Ceramic tiled floor.

ON THE FIRST FLOOR

LANDING

Built in linen cupboard with lagged copper cylinder, shelving above. Access to roof space.

BEDROOM 1 12' 7" x 9' 6" (3.83m x 2.89m)

Window to front affording a western aspect. Radiator.

BEDROOM 2 9' 6" x 9' 4" (2.89m x 2.84m)

Built in wardrobe cupboard with floor to ceiling mirrored sliding doors. Radiator. Window to rear affording an eastern aspect.

BEDROOM 3 7' 2" x 6' 5" (2.18m x 1.95m)

Radiator. Window to front affording a western aspect..

BATHROOM

New white suite with chromium plated fittings comprising; White panelled bath with hand shower and mixer tap. Aquaboard splashback. Pedestal wash hand basin. Low level W.C. Half tiled walls. Shaver point. Radiator.

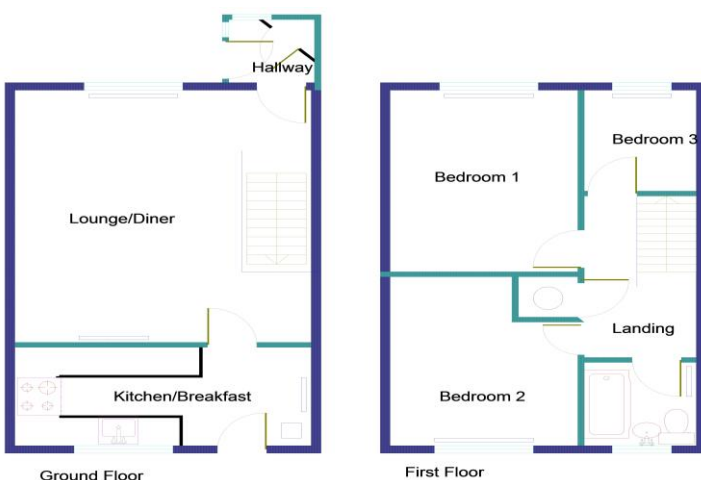
OUTSIDE

Open plan front garden laid to lawn.

REAR GARDEN

Extends to approximately 40ft enjoying an eastern aspect with cherry tree. Rear pedestrian access. Fully fenced. Paved patio adjacent to house. Full sized garage on block close by with up and over entry door.

PETS NOT CONSIDERED



Floor area 793 sq' approximately.

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

DIRECTIONS

From our Penenden Heath Office proceed in an easterly direction into Penenden Heath Road, at the Chiltern Hundreds roundabout take the second exit into Sittingbourne Road turning first left into Hampton Road and Bonnington Road will be found first turning on the left. The property being some distance along on the right hand side as indicated by our signboard.

MONEY LAUNDERING REGULATIONS 2003

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

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendor's confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

20, Bonnington Road, MAIDSTONE, ME14 5QR

Dwelling type: Mid-terrace house
Date of assessment: 19 March 2019
Date of certificate: 19 March 2019

Reference number: 8205-7815-0929-4296-2713
Type of assessment: RdSAP, existing dwelling
Total floor area: 75 m²

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

Estimated energy costs of dwelling for 3 years:	£ 1,710
Over 3 years you could save	£ 276

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 168 over 3 years	
Heating	£ 1,203 over 3 years	£ 1,074 over 3 years	
Hot Water	£ 285 over 3 years	£ 192 over 3 years	
Totals	£ 1,710	£ 1,434	

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

	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	72	88

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Party wall insulation	£300 - £600	£ 135
2 Low energy lighting for all fixed outlets	£15	£ 51
3 Solar water heating	£4,000 - £6,000	£ 93

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.