



Stede Hill,
Harrietsham ME17 1NR
£1,500 Per Month

COLES
TOWN & COUNTRY
VALUERS • LETTINGS & ESTATE AGENTS

Nestled in the charming area of Stede Hill, Harrietsham, this stunning two double bedroom cottage which was built around 1890, offers a delightful blend of comfort and elegance.

Perfectly suited for a single occupant or professional couple, this property is set within a private estate, ensuring a peaceful and secure environment.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation. The large kitchen diner is fully equipt.

The layout is thoughtfully designed to create a warm and welcoming atmosphere, ideal for both quiet evenings at home.

The cottage features two generously sized double bedrooms, each offering a tranquil retreat. The well-appointed newly refurbished bathroom adds to the convenience of this lovely home, making it a perfect choice for those seeking a comfortable living space.

The cottage can be let either fully furnished or unfurnished.



A more detailed description:

Additionally, the property benefits from parking facilities, a valuable asset in this desirable location. With its picturesque surroundings and proximity to local amenities, this cottage is an excellent opportunity for those looking to enjoy the best of countryside living while remaining connected to the conveniences of modern life.

There is only a small courtyard garden which the tenants have private use off, however tenants can have access of the 40 acres of Stede Court Estate.

The property can be let fully furnished or unfurnished.

In summary, this delightful cottage in Stede Hill is a rare find, combining charm, comfort, and practicality in a serene setting. Do not miss the chance to make this enchanting property your new home.

Property Conditions:

Maximum occupancy 2 Persons

No washing or laundry to be hung on the pation or courtyard

No vans or commercial properties

Maximum of 2 cars at any time - guest parking provided

The courtyard entrance is the landlords property and to be used with specific permission.

Terms for Holding Fee**Holding Fees & Deposit**

The holding fee will be equivalent of one week's rent which will reserve the property for you whilst the referencing checks and preparation for the tenancy agreement are being undertaken.

This is worked out as follows:

Monthly rent x 12 (months in a year) divided by 52 (the number of weeks in a year) = Amount of Holding Deposit to be paid by the applicant

This will be protected through membership of a client money protection scheme.

Your holding fee will be deducted from your first month's rent on the day you come to sign the tenancy agreement and collect the keys to your new home. The holding fee will also be returned to the applicant within 7 days if the Landlord or agent choose to withdraw from the proposed agreement.

Coles Group have the right to retain your holding fee for the following reasons:

· The applicant provides false or misleading information

· The applicant fails a Right to Rent Check

· The applicant withdraws from a property

If Coles Group do retain the applicants holding fee they will set out in writing (via email or letter sent to their current address stated on the application form) why they are retaining the applicants holding fee within 7 days of deciding not to let the property to them or within 7 days of the "deadline for agreement" passing.

Coles Group will provide a copy of a blank tenancy agreement with the application form. If you require this to be resent, it is the applicant's responsibility to contact Coles Group for this.

The applicant and Landlord will usually have until the 15th day after the holding deposit has been received to sign the new Tenancy Agreement for the property applied for, known as the 'deadline for agreement'. However, this may be different depending on when the property will be ready or when the applicant would prefer to move. Coles Group will provide in writing when the proposed tenancy can be taken. This could be more or less than the 14 days outlined in the 'deadline for agreement.' Coles Group accept no responsibility if the applicant has not been able to collect all of the relevant references in order to pass the necessary checks within the agreed time. Without the required references, Coles Group will not be able to enter into a tenancy agreement until the checks have been satisfied.

If you have any questions regarding the application form, the applicant is to contact Coles Group before returning the completed application form and paying their holding fee.

Deposit:

A dilapidations deposit equivalent to 5 weeks rent is payable at the start of your tenancy (unless advised otherwise). The dilapidations deposit will either be held by Coles Group and registered with the Tenancy Dispute Service or in instances where we do not manage the property, the deposit will be held by the Landlord and registered in a Government approved scheme.

Please read carefully:

Upon the completion of my referencing I (the prospective tenant) agree for my Holding Deposit to be converted and contributed into my first months rent in advance.





Location Map

