



The Hedgerow,
Maidstone ME14 5TG
£1,750 Per Month

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Nestled in the charming area of Grove Green, Maidstone, Kent, this delightful semi-detached house on The Hedgerow offers a perfect blend of comfort and convenience. With its prime location in Weaving, residents will enjoy easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed kitchen complements the living areas, creating a warm and inviting atmosphere throughout the home. With three generously sized bedrooms, there is plenty of room for family members or guests, ensuring everyone has their own private space.

The house features two modern bathrooms, designed to cater to the needs of a busy household. This thoughtful layout enhances the functionality of the home, making daily routines more manageable.

Outside, the property includes a small garden, perfect for enjoying the fresh air or tending to a few plants. Additionally, the garage offers valuable storage space or the potential for off-road parking, adding to the convenience of this lovely home.

In summary, this semi-detached house on The Hedgerow is a wonderful opportunity for those seeking a comfortable and well-located property in Maidstone. With its appealing features and proximity to local amenities, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this charming house your new home.



A more detailed description is as follows:

Ground Floor – Entrance hall with cloakroom and large utility cupboard. Good size lounge/diner with sliding doors to garden. Fitted kitchen with gas cooker, fridge freezer and washing machine.

First Floor – Master bedroom with mirrored slide-robe wardrobes and en-suite shower room. Two further bedrooms (one double and one single). Family bathroom comprising bath, wash basin and wc.

Externally – To the front the property has a small garden, driveway for 2 cars leading to single garage. To the rear there is a securely fenced south facing garden with patio, lawn area, well stocked flower borders and pedestrian door to garage.

Additional Information:

Gas central heating

Council tax band - D

Parking Arrangements – Garage and driveway

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:

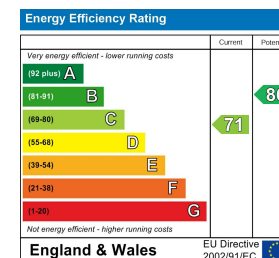
A dilapidations deposit equivalent to 5 weeks rent is payable at the start of your tenancy (unless advised otherwise). The dilapidations deposit will either be held by Coles Group and registered with the Tenancy Dispute Service or in instances where we do not manage the property, the deposit will be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







The Estate Office, Roundoak, Heniker Lane, Sutton Valence, Kent, ME17 3ED
 01622 763322
enquiries@thecolesgroup.co.uk

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Location Map

