



## **19 The Lindens St. Benets Way, Tenterden, Kent TN30 6QT £1,700 Per Month**

Rush Witt & Wilson are pleased to offer this attractive end of terrace home located in a tucked away mews development only a short distance from Tenterden High Street. The accommodation is arranged over two floors and comprises of an entrance hallway, cloakroom, living room with direct access to the garden and kitchen/dining room on the ground floor. On the first floor are three bedrooms, the main with an en-suite shower room and the family bathroom. Outside the property benefits from an enclosed rear garden and two allocated parking spaces.

EPC Rating C. Council Tax Band: D.

Terms: £1700 Deposit, 1st months rent in advance. In order to proceed with an application a holding deposit equivalent to one weeks rent will be required to hold the property whilst references are being obtained. This will be taken off of your first months rent on move in upon successful completion of the referencing process. Please contact a member of staff for further details. For more information or to book a viewing, please call (01580) 762927. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697).

### **Entrance Hallway**

Part obscured glazed entrance door to the front elevation, stairs rising to first floor with fitted storage cupboard beneath, radiator, doors to:

### **Cloakroom**

Fitted with a white suite comprising low level wc, wall mounted wash hand basin with tiled splashback, tile effect flooring, radiator, obscure glazed window to the front elevation.

### **Kitchen/Dining Room**

15'4 x 8'2 (4.67m x 2.49m )

Fitted with a range of cupboard and drawer base units with matching wall mounted cupboards, complimenting granite effect work surface with tiled splashback, inset one and a half bowl stainless steel sink/drain unit, inset four burner gas hob with integrated double oven beneath and stainless steel extractor canopy above, integrated fridge/freezer, integrated washing machine, part tiled walls, part wood effect flooring, radiator, space for table and chairs, window to the front elevation.

### **Living Room**

11'4 x 15'7 (3.45m x 4.75m )

Window to the rear elevation, two radiators, glazed double doors allowing access through to the garden.

### **First Floor**

#### **Landing**

Stairs rising from the entrance hallway, access to loft space, fitted airing cupboard housing pressurised hot water tank, fitted cupboard housing wall mounted gas fired boiler, doors leading to:

#### **Bedroom One**

12'6 max x 8'6 max (3.81m max x 2.59m max )

Window to the rear elevation, radiator, two fitted wardrobes, door leading to:

#### **En-Suite Shower Room**

Fitted with a white suite comprising low level wc, pedestal wash hand basin with tiled splashback, large shower cubicle with sliding door, heated towel rail.

#### **Bedroom Two**

9'10 x 8'6 (3.00m x 2.59m)

Window to the front elevation, radiator.

#### **Bedroom Three**

9'10 x 6'7 (3.00m x 2.01m )

Window to the rear elevation, radiator.

#### **Family Bathroom**

Fitted with a white suite comprising fitted vanity unit with low level wc, inset wash hand basin, range of fitted storage, panelled bath with mixer tap and hand held shower attachment, part tiled walls, radiator, obscure glazed window to the front elevation.

### **Outside**

#### **Front of Property**

The property benefits from two allocated parking spaces.

#### **Rear Garden**

An area of enclosed garden being predominately laid to

lawn with a small paved patio area accessed off of the living room offering space for outside dining and entertaining, gated side access.

### **Agents Note**

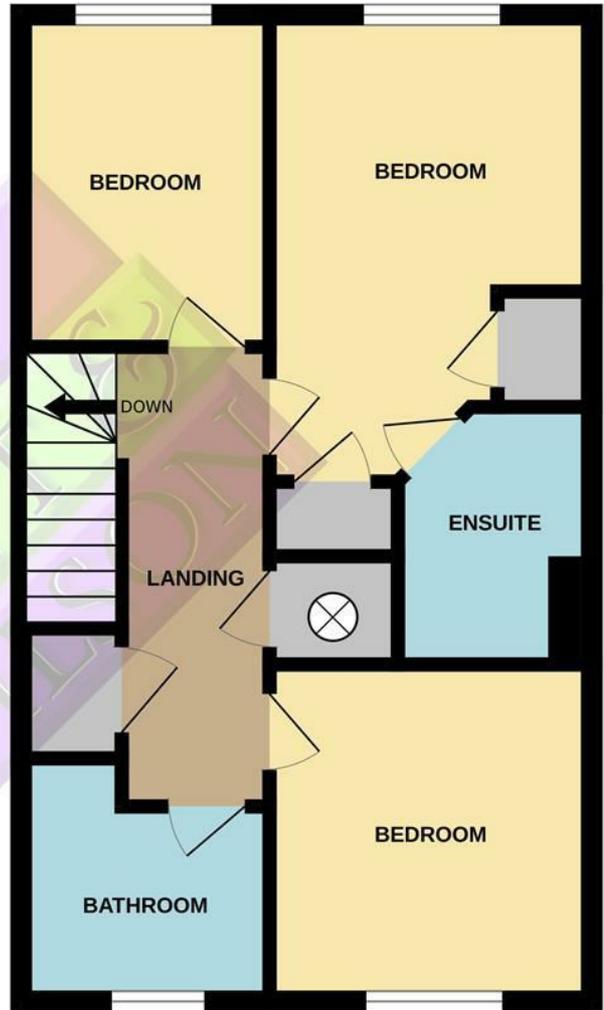
Council Tax Band - D

These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars have been tested unless required. Further information on broadband and mobile coverage and speeds can be found at [Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/](http://Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/) According to the gov.uk website the property is located in an area at very low risk of flooding.

GROUND FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	85
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			