



KARRISON
PROPERTY

3 BED SEMI DETACHED HOUSE
TO LET



6 NIGHTINGALE ROAD

Kemsing, Kent TN15 6RU

TENANCY	AST for 12 MONTHS +
SIZE	3 BED
RENT	£1,800 PCM
AVAILABLE	Immediate

FEATURES

- > Convenient location
- > Well maintained & freshly decorated home
- > 3 Bedrooms
- > Conservatory / Dining Room
- > Off Road Parking
- > Large Garden Shed

Contact us on 01959 563888 or visit www.karrison.co.uk

DESCRIPTION

An extremely well maintained and conveniently located family home situated close to the centre of the popular village of Kemsing. This home provides 3 bedrooms, a well equipped shaker style kitchen, a living room with log burner and a conservatory which has been used as a dining room. Externally, there is parking to the front and a back garden with decking and a large shed/workshop.

KEY FEATURES

- > Freshly decorated
- > 3 Bedrooms
- > Family bath/shower room
- > Sitting Room
- > Kitchen
- > Conservatory/Dining room
- > Pretty rear garden
- > Workshop & garden shed
- > Off road parking

GENERAL INFORMATION

Services:	Mains gas, electricity and water.
Local Authority:	Sevenoaks District Council
Council Tax:	Tax Band 'D'. Council Tax for the current financial year 2023/2024 is £2241.53.
EPC Rating:	'D'
Other:	The property is being fully managed by Karrison.
Garden:	The landlord's gardener will visit monthly to maintain the shrubs and borders. The tenant will maintain the lawn.

TERMS

The property is available to let unfurnished on an assured shorthold tenancy agreement for a minimum term of 12 months at a monthly exclusive rental of **£1,800**. A rent deposit of 5 weeks rent will be required, together with 1 month's rent payable in advance. The tenant is also responsible for council tax, water rates and all usual utilities. A holding deposit of 1 weeks rent will also be required. Further details on request.

DIRECTIONS

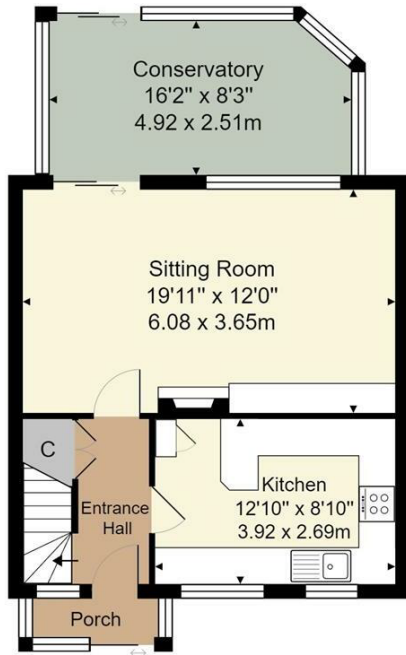
From our office proceed east along the A25 in the direction of Sevenoaks. At Riverhead, take the 1st exit onto London Road (A25) and then take the 2nd exit onto Maidstone Road (A25). Proceed for 2.2 miles, then turn left into School Lane and continue onto Childsbridge Lane. After 1 ½ miles turn left to continue on Childsbridge Lane and then shortly thereafter turn right into Castle Drive. After approximately ½ mile, turn left into Nightingale Lane and the property can be found on the righthand side.

VIEWING & FURTHER INFORMATION

Lesley Coppack or Alison Hiller
01959 563888
or visit : [karrison.co.uk](https://www.karrison.co.uk)

IMPORTANT INFORMATION

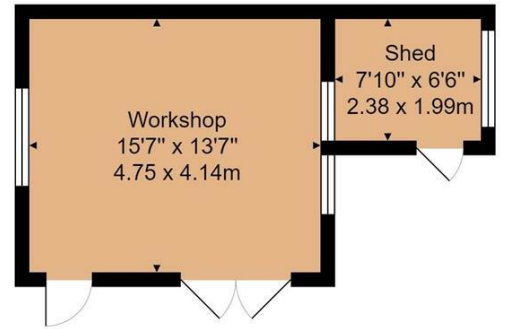
These particulars have been prepared in good faith to give a fair overall view of the property and are to be treated as a general guide only and do not form any part of an offer or contract. Any intending tenants must rely on their own enquiries by inspection or otherwise as to the correctness of each of the statements contained in these particulars, and on all matters including planning or other consents. All statements contained in these particulars are given without responsibility on the part of Karrison Property or the Vendor or Lessor of this property. Neither Karrison Property nor any joint agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. Prospective tenants are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures or fittings or services where applicable. Karrison Property or any joint agents have not tested them. Any area measured or distances referred to are given as a guide only and are not precise.



Ground Floor



First Floor



Outbuilding

House Approx. Gross Internal Area
1004 sq. ft / 93.2 sq. m

Outbuilding Approx. Internal Area
268 sq. ft // 24.9 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



