



KARRISON
PROPERTY

2 BED COTTAGE
TO LET



3 DUNCAN'S COTTAGES

Duncan's Yard, Westerham, Kent TN16 1AD

TENANCY	AST for 12 MONTHS +
SIZE	2 BED
RENT	£1,350 PCM
AVAILABLE	FEBRUARY 2024

FEATURES

- 17th Century Grade II Listed Cottage
- Period Features
- 2 Bedrooms
- Sitting Room
- Dining Room
- Residents Garden Area
- Situated in the Heart of the Town Centre

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

DESCRIPTION

A 17th Century Grade II Listed cottage situated in a tucked-away location in the heart of the town centre.

DIRECTIONS

From our offices, turn right into Fullers Hill and the entrance to Duncan's Yard can be found after approximately 30 metres. Number 3 is on the left-hand side.

KEY FEATURES

- > 2 Bedrooms
- > Open plan living / dining space
- > Kitchen with fitted appliances
- > Bathroom with bath and separate shower

OUTSIDE

There is a small area of residents' garden which is mainly lawn.

GENERAL INFORMATION

- Services: Mains gas, electricity and water.
- Local Authority: Sevenoaks District Council
- Council Tax: Tax Band 'C'. Council Tax for the current financial year 2023/2024 is £1,992.47.
- Other: The property is being fully managed by Karrison.

TERMS

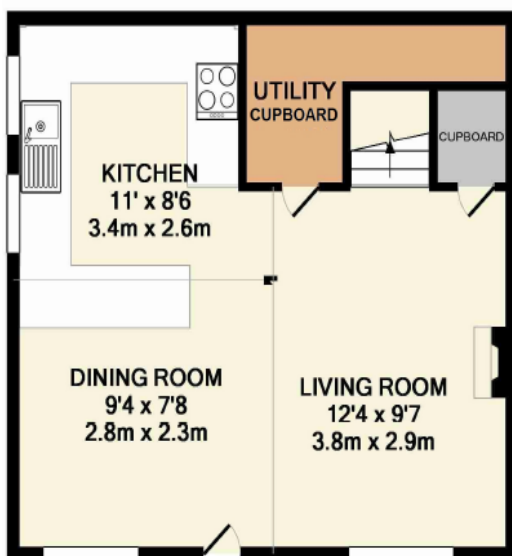
The property is available to let unfurnished on an assured shorthold tenancy agreement for a minimum term of 12 months at a monthly exclusive rental of **£1,350 pcm**. A rent deposit of 5 weeks rent will be required, together with 1 month's rent payable in advance. The tenant is also responsible for council tax, water rates and all usual utilities. A holding deposit of 1 weeks rent will also be required. Further details on request. No pets allowed.

VIEWING & FURTHER INFORMATION

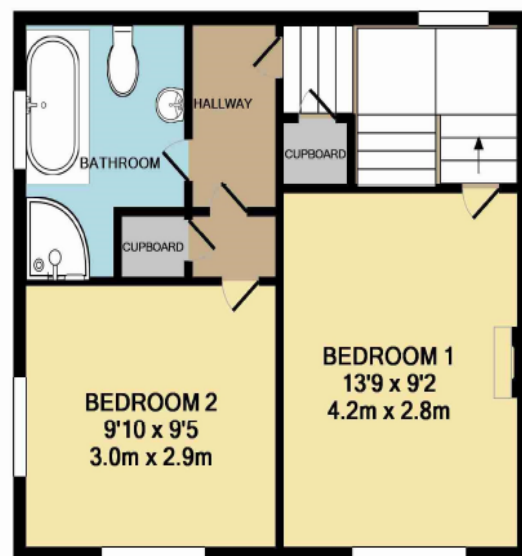
Lesley Coppack or Alison Hiller
 01959 563888
 or visit : karrison.co.uk

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 Residential or the Vendor or Lessor of this property. Neither Karrison Residential 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 Residential 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



1ST FLOOR