



**KARRISON**  
PROPERTY

3 BED SEMI  
**TO LET**



## 25 RYSTED LANE

Westerham, Kent TN16 1EP

|           |                    |
|-----------|--------------------|
| TENANCY   | AST for 6 MONTHS + |
| SIZE      | 3 BED              |
| RENT      | £1,695 PCM         |
| AVAILABLE | Immediate          |

### FEATURES

- > 3 Bedrooms
- > 2 Reception Rooms
- > Ground Floor Shower Room & Bathroom
- > Front & Rear Gardens
- > Garage & Off Street Parking
- > Walking distance of Town Centre

Contact us on 01959 563888 or visit [www.karrison.co.uk](http://www.karrison.co.uk)

## DESCRIPTION

A well presented semi detached house with garage and off street parking located within a short walk of the town centre.

The property has a large living room, a dining room, a fully fitted country style kitchen, three bedrooms, a ground floor shower room and a first floor family bathroom.

## KEY FEATURES

- > 3 Bedrooms (one on the ground floor)
- > Living Room with sliding door to terrace/garden
- > Dining Room
- > 2 Bathrooms
- > Manageable garden with terrace
- > Garage and Off Street Parking
- > Close to town centre

## GENERAL INFORMATION

|                  |   |
|------------------|---|
| Services:        | Mains gas, electricity and water.   |
| Local Authority: | Sevenoaks District Council  |
| Council Tax:     | Tax Band 'E'. Council Tax for the current financial year 2024/2025 is £2,874.87 |
| EPC Rating:      | 'D'   |
| Other:           | The property is being fully managed by Karrison.                                |

## TERMS

The property is available to let unfurnished on an assured shorthold tenancy agreement for an initial term of 6 months at a monthly exclusive rental of **£1,695 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.

Note: Whilst our clients do not have immediate plans to sell the property, it is likely to be sold in the medium term.

## VIEWING & FURTHER INFORMATION

Lesley Coppack, Alison Hiller or Julie Heyworth  
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.

