



BOWDELL HOUSE, BOWDELL LANE, BRENZETT
KENT, TN29 9RP

ANDERSON
 HACKING

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TO LET £2350 PCM

An attractive detached Georgian house situated in a rural location approximately 1 mile from the village of Brenzett in the heart of the Romney Marsh. This former farmhouse offers versatile accommodation creating a generous family home with large south facing rear garden.

- Drawing Room
- Dining Room / Study
- Kitchen / Dining Room
- Utility Room / Boot Room
- Ground Floor WC
- Master Bedroom with Dressing Room and Ensuite Shower room
- Further Double Bedroom
- Single Bedroom with connecting Dressing Room / Bedroom 4
- Garage and Wood shed
- Games Room
- South Facing Rear Garden
- Quiet Rural Location
- Offered Furnished or Unfurnished



Bowdell House is a welcoming detached late Georgian house with a wealth of period features that we understand was originally constructed in the early 1800's. The property is situated on Bowdell Lane, a quiet country lane situated between the villages of Brenzett and the small hamlet of Snargate. The property is accessed from Bowdell Lane via wooden gates that lead onto a rear parking shingle slate area providing off street parking for up to 4 or 5 vehicles and access to a rear entrance door. The property accommodation comprises on the ground floor a light south facing drawing room with stone surround open fireplace, behind this a double aspect study / dining room, inner hallway providing access to a pantry room which leads through to a ground floor cloakroom/WC. The kitchen/breakfast room is also accessed from the hallway, with Ikea white units with wooden worktops, integrated dishwasher, induction hob with electric oven below and benefiting from an oil-fired AGA and double aspect windows including French doors out to the garden. A rear utility room is accessed from the kitchen with French Grey shaker units with integrated washing machine and tumble dryer, stainless steel sink unit and granite worktops, built in coat cupboard and glazed rear door leading out to the car parking area. Stairs lead from the drawing room up to a first floor landing off which is the principal double bedroom with double aspect windows, ensuite dressing area, and ensuite shower room/WC. There is also from the landing a second double bedroom, a third single bedroom that connects through to a fourth single bedroom / dressing room and a family bathroom with panel bath, close coupled WC and wash basin. Externally the property enjoys a second five bar gate entrance to the south of the house which provides access to the timber frame garage, with woodstore behind. There is also a timber frame green house and vegetable garden as well as a large south facing lawn garden with feature garden pond and at the end a timber frame games room.



Fees: As permitted under the Tenant Fee Act 2019 the following fees will be applied:

- 1. The Rent.** - £2350 per calendar month
- 2. Refundable tenancy deposit** – £2710 (capped at no more than five week's rent where the annual rent is less than £50,000)
- 3. Refundable holding deposit** – £542 (capped at no more than one week's rent)
- 4. Payments to change the tenancy** – £50 + VAT = £60 (where requested by the tenant)
- 5. Payments associated with early termination of the tenancy** – where requested by the tenant. This must not exceed the financial loss that a landlord may suffer, or reasonable costs that have been incurred by the landlord's agent resulting from an agreement for the tenant to leave early.
- 6. Tenants are responsible for payments** - For all utilities, communication services, TV license and Council Tax at the Property.
- 7. Default fee for late payment of rent** and replacement of lost key/security devices, where required, under a tenancy agreement – default fees can only apply when this has been written into the tenancy agreement and covers late payment of rent, a lost key or security device. The amount of default fee is limited to 3% over the Bank of England base rate for each date that the payment is outstanding and applies to rent which is more than 14 days overdue.

Terms: No Tenancy will commence until referencing of applicants has been completed. In addition, the first month's rent in advance and Security Deposit are due in cleared funds and in full at least five working days prior to tenancy commencing.

Note: Anderson Hacking Ltd is regulated RICS firm who are covered for Client Money Protection (CMP) and have a full redress scheme covered by the Property Redress Scheme.





General Information:

Services: Mains Water, Private Drainage, Mains Electricity, Oil Central Heating

Broadband Speed: Up to 66Mbps – Source Uswitch

Mobile Coverage: 4G with EE, 02 and Vodaphone

Council Tax: Currently Band E

EPC: Band E

Local Authority: Folkestone and Hythe District Council. 01303 853000

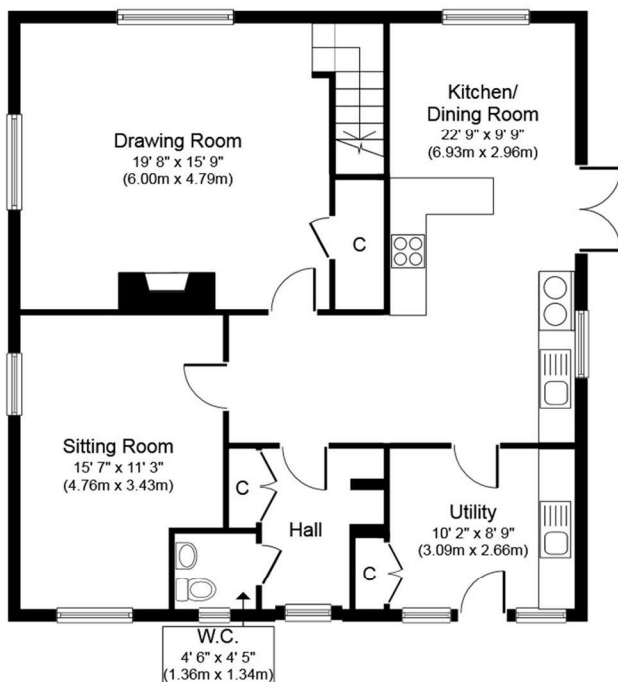
Tenure: Freehold

Viewing: Strictly by appointment with agents – Anderson Hacking Ltd on 01797 224852.

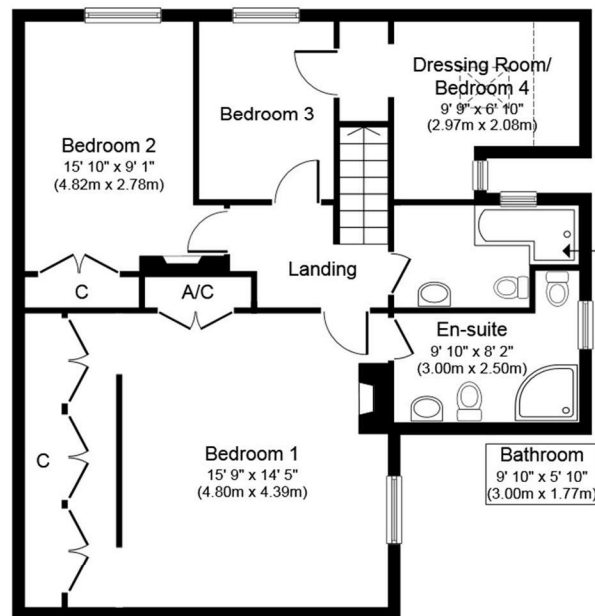
Directions: From Rye leave on the A259 following signs for Ashford. Remain on the A259 for 6 miles passing through Brookland over first roundabout and proceed onto Brenzett. At second roundabout take first turning onto Rhee Wall Road (B2080) signposted for Tenterden, Appledore. Proceed over small mini roundabout and continue for approx. 1 mile and then turn left into Bowdell Road and Bowdell House is on the righthand side after approximately 0.25 miles.



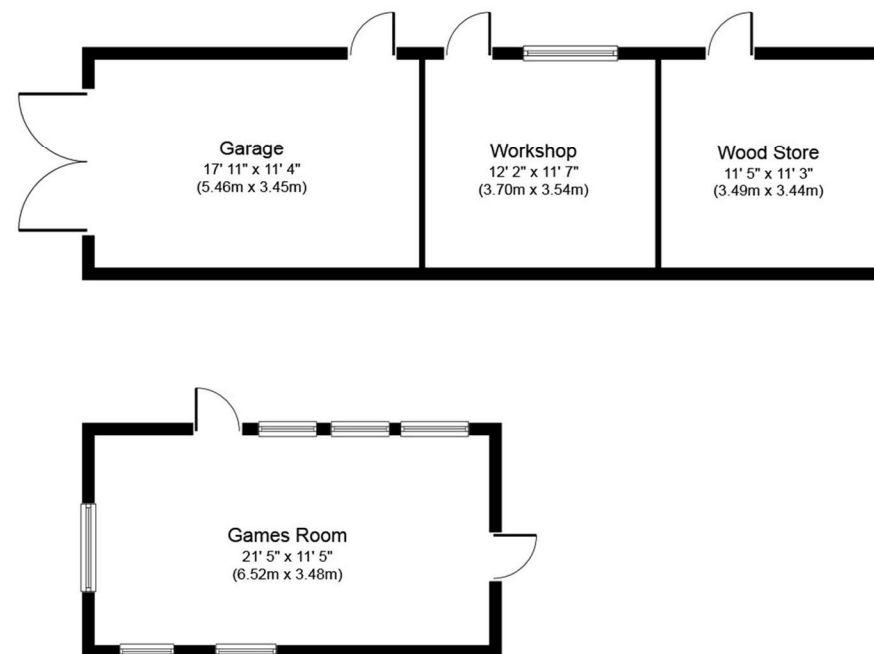
Gross Internal Area 1,788 Sq. ft. (166.2 Sq. m.) Excluding outbuildings



Ground Floor
Approximate Floor Area
955 sq. ft.
(88.8 sq. m.)



First Floor
Approximate Floor Area
833 sq. ft.
(77.4 sq. m.)



Outbuilding
Approximate Floor Area
723 sq. ft.
(67.2 sq. m.)

Agents Notes:

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested, nor the heating, plumbing or drainage systems. Therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Purchasers should check that the land offered is the whole or part of the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.

Under Money Laundering Regulations, Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Particulars Dated: December 2023 Photographs Dated: December 2023

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