



2 Church Farm Cottages to be a well presented semi-detached house of brick construction with UPVC double glazed windows all beneath a pitched clay tiled roof. The property is accessed from Church Road over a stepped access that leads up from the off street parking area for 2 cars leading to gate opening into the garden with paved path up to a central front door. The front door opens into a small hall stairwell off which is the living room with double aspect windows and a central open fireplace. On the opposite side of the hall is the kitchen / dining room again with double aspect windows, and a further door leading back into the living room. The kitchen is fitted with cream shaker wall and base units with laminate worktops including a breakfast bar, with a stainless steel sink, hob, and electric oven and space for a fridge / freezer. At the back of the kitchen is access to small rear hall and back door off which is a cloakroom / WC with a high flush WC and wall hung washbasin and opposite a space for a washing machine. Stairs lead from the entrance hall up to a first-floor landing, off which is a master bedroom with double aspect windows with views at the rear looking out over open countryside as well as having two built in wardrobes. A second double bedroom is situated on the opposite side of the landing with front and side window and built in wardrobe. A family bathroom is situated behind bedroom 2 with a panel bath with electric shower above a glass shower screen, close coupled WC, pedestal washbasin and chrome towel rail. Externally the property benefits from a lawn front garden that wraps around the side to a rear garden with access from a back door that opens out onto a paved seating area looking out over stunning rural views.



**2 CHURCH FARM COTTAGES, CHURCH LANE,
GUESTLING, TN35 4HS**

2 Bedroom House To Let £1450 PCM

**ANDERSON
HACKING**



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.
Copyright V360 Ltd 2024 | www.houseviz.com

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.

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

Agents Notes:

Prospective Tenants are advised to conduct their own investigations. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our lettings 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 by Anderson Hacking, nor the heating, plumbing or drainage systems. Measurements given are approximate room sizes only, and are intended as general guidance. Under Money Laundering Regulations, Intending Tenants will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the tenancy.

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: November 2024 Photographs Dated: October 2024

Services: Mains Water, Private Drainage, Mains Electricity & Heating

Broadband Speed: Up to 900Mbps – Source Uswitch

Mobile Coverage: 4G with EE, O2 and Vodaphone

Council Tax: Currently Band D

EPC: Band E

Local Authority: Rother District Council – 01424 787000

Tenure: Freehold

Available to Rent : Subject to Referencing from 1st December 2024

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

1. The Rent. - £1450 per calendar month
2. Refundable tenancy deposit – £1673 (capped at no more than five week's rent where the annual rent is less than £50,000)
3. Refundable holding deposit – £334 (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.

**ANDERSON
HACKING**

Billingham Farm, Udi
Rye, East Sussex
TN31 7AN

01797 224852
www.andersonhacking.com
info@andersonhacking.com