



42, Peverel Drive, Bearsted, ME14 4PS  
£1,250 PCM



## About this property.....

This beautifully presented 3 bedroom link detached home is situated in a family-friendly cul-de-sac location just opposite a children's play area. The property is well laid out with an open plan sociable kitchen-dining room and a large conservatory to the rear. The property is double glazed, has gas central heating, and also boasts neatly presented front and rear gardens as well as a garage and driveway. The location is great being just 1000m walk from Bearsted's mainline station and around the same distance to the sought after Roseacre Junior School. For more information or to arrange a viewing please give us a call.

SECURITY DEPOSIT = FIVE WEEKS' RENT

MINIMUM INCOME REQUIRED = £37,500 pa

TENANTS WITH PETS = NOT ACCEPTABLE

TENANTS WHO SMOKE = NOT ACCEPTABLE

HOLDING DEPOSIT = ONE WEEKS' RENT

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

## Situation.....

The property is situated in the area of Weaving just on the edge of Bearsted. If you are looking for a typical picture postcard village where they still play cricket on the village green, then Bearsted could be the place for you. There are plenty of dining options on the green, with the Michelin listed Fish on the Green, Oak on the Green, a gastro pub serving an array of ales and also, The White Horse which is a large pub that serves food and has roaring log fires. Primary education won't be a concern as both local schools; Roseacre and Madginford, were rated outstanding in their recent Ofsted reports. If you like to unwind with a round of golf then you will love the convenience of having an 18 hole course in the village. Commuters will enjoy direct services to London Victoria in just over an hour from Bearsted station or road links to Junction 8 of the M20 giving access to London and the coast.











## What the owner says.....

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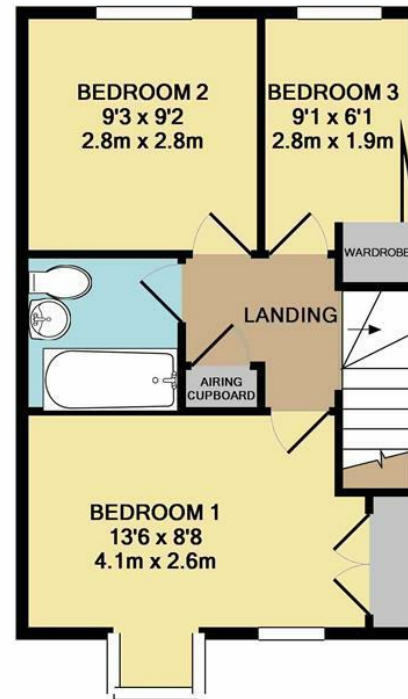




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GROUND FLOOR  
APPROX. FLOOR  
AREA 496 SQ.FT.  
(46.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 379 SQ.FT.  
(35.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 875 SQ.FT. (81.2 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Agents Notes

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