



70, Sutton Road, Maidstone, ME15 9AL  
£1,100 PCM



A three bedroom house with parking and a South Westerly facing rear garden.

- Three Bedroom Semi Detached House
- Living Room & Dining Area
- Parking
- Double Glazing & Gas Central Heating
- Available January 2021

This 3 bedroom semi detached home offers tenants a good sized family home with convenient parking at the front. The accommodation comprises a living room, dining area and kitchen to the ground floor and 3 bedrooms, one with a balcony and the bathroom on the first floor. Available second week of January.

SECURITY DEPOSIT = FIVE WEEKS' RENT

MINIMUM INCOME REQUIRED = £33000 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).



## Maidstone

Maidstone is the County town of Kent and as such boasts extensive retail, entertainment and leisure facilities in addition to numerous state and grammar educational establishments. The town has mainline train links via Maidstone East train station giving journey times to London of just over 1 hour. The town has links to junctions 5, 6 and 7 of the M20 providing road access to London

### Accommodation as follows

Double glazed front door into entrance porch. Glazed timber door into entrance hall.

### Entrance Hall

12'1 x 6'11 (3.68m x 2.11m)

Carpeted flooring. Radiator. Coved ceiling. Cupboard under stairs. Door to living room.

### Living Room

16'11 into bay x 10'11 (5.16m into bay x 3.33m)

Carpeted flooring. Two Radiators. Double glazed square bay window to front. Double glazed window to side. Coved ceiling. Door to dining room.

### Dining Area

10'11 x 7'11 (3.33m x 2.41m)

Double glazed french doors to garden. Oak effect laminate flooring. Coved ceiling. Arch to kitchen.

### Kitchen

7'7 x 6'11 (2.31m x 2.11m)

A matching range of door and drawer fronts in white with roll top work surfaces over. Inset stainless steel bowl and drainer with chrome mixer tap. Built under electric oven with gas hob over. Oak effect laminate flooring. Localised tiling to walls.

### Stairs/Landing

Carpeted stairs from entrance hall to first floor landing with doors to all first floor rooms. Carpeted flooring. Radiator. Coved ceiling. Access to loft via hatch.

### Bedroom 1

11'10 x 10'10 (3.61m x 3.30m)

Double glazed window to front. Carpeted flooring. Radiator. Double glazed door to balcony.







### Bedroom 2

10'11 x 9'11 (3.33m x 3.02m)

Double glazed window to rear. Oak effect laminate flooring. Radiator.

### Bedroom 3

7'11 x 7'2 (2.41m x 2.18m)

Double glazed window to front. Oak effect laminate flooring. Radiator.

### Bathroom

A white suite comprising bath with chrome taps and Mira electric shower and pedestal basin with chrome taps. Obscured double glazed window to rear. Radiator. Localised tiling to walls and vinyl flooring.

### Cloakroom

Low level WC. Radiator. Obscured double glazed window to rear.

### Outside

#### Rear Garden

A south westerly facing rear garden mainly laid to lawn with patio area to immediate rear. Two sheds to remain. Gate to front.

#### Driveway to front

Off road parking for at least 2 cars.

#### Services

Electricity, Gas, Water and mains drainage

#### Viewing Arrangements

By appointment through:-

Bluebell Estates

27 High Street

Aylesford

Kent

ME20 7AX

Tel: 01622 717500

Web: [www.bluebell-estates.co.uk](http://www.bluebell-estates.co.uk)

The pictures were taken prior to the property being rented, so condition, decoration and furnishings may vary slightly from those shown.

### LETTING INFORMATION

SECURITY DEPOSIT = FIVE WEEKS' RENT

MINIMUM INCOME REQUIRED = £33000

TENANTS WITH PETS = NOT ACCEPTABLE

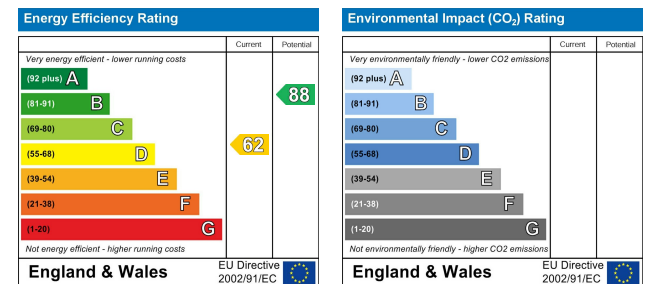
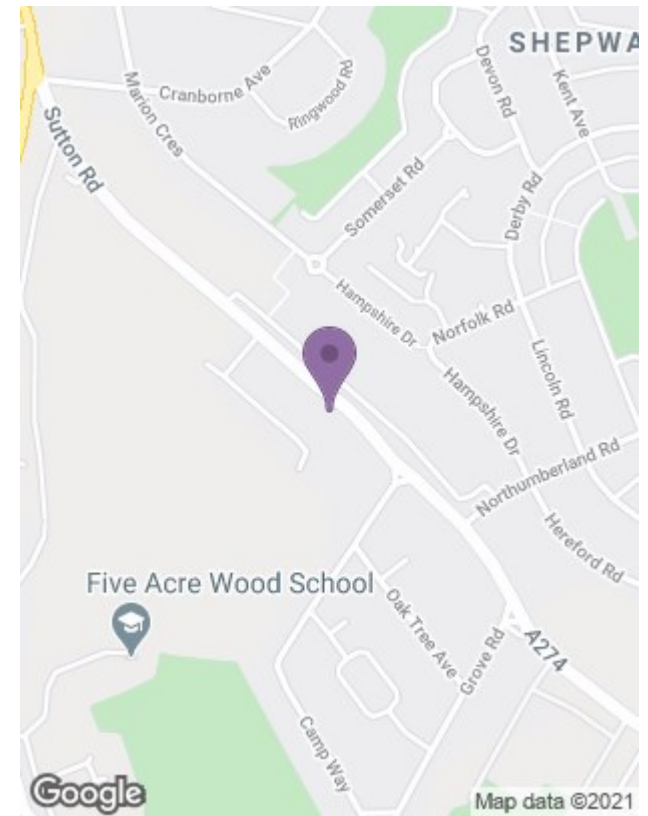
TENANTS WHO SMOKE = NOT ACCEPTABLE

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).



# Floor Plans to Follow



enquiries@bluebell-estates.co.uk  
 www.bluebell-estates.co.uk  
 01622 717500

## Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement.

These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.