



KARRISON
PROPERTY

1 BED COTTAGE
TO LET



4 SQUERRYES MEDE

Westerham, Kent TN16 1SW

TENANCY	AST for 12 MONTHS +
SIZE	1 BED
RENT	£1,225 PCM
AVAILABLE	JANUARY 2024

FEATURES

- End of Terrace
- 1 Bedroom
- Garden
- 2 Parking spaces
- Walking distance of town centre

Contact us on 01959 563888 or visit www.karrison.co.uk

DESCRIPTION

An extremely well maintained one bedroom end of terrace property located within walking distance of Westerham town centre.

KEY FEATURES

- Kitchen area with SMEG appliances, full height fridge/freezer, electric oven & hob, Bosh washing machine
- Modern internal plantation shutters
- Bathroom with large shower
- Wooden flooring to living space
- Carpeting to stairs, landing & bedroom
- Larger than normal garden with separate side access
- Energy efficient fully programmable radiators
- Two parking spaces

GENERAL INFORMATION

Services:	Electricity & water.
Local Authority:	Sevenoaks District Council
Council Tax:	Tax Band 'C'. Council Tax for the current financial year 2023/2024 is £1,992.47
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 a minimum term of 12 months at a monthly exclusive rental of **£1,225 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.

VIEWING & FURTHER INFORMATION

Lesley Coppack or Alison Hiller
01959 563888
or visit : 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.

Total Floor Area: 44.1 m² ... 475 ft²



Measurements are approximate,
not to scale and for illustrative purposes only.

