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## FRITTENDEN, KENT

- Detached Period Cottage
- Sitting Room with Woodburner
- Dining Room, Kitchen
- Family Bathroom
- Two Double Bedrooms
- Front and Rear Garden
- Off Road Parking, Outbuilding
- Cranbrook School Catchment Area

AVAILABLE IMMEDIATELY Attractive Detached Period Cottage in a woodland setting on the rural outskirts of Frittenden. Generously proportioned accommodation consisting of Sitting Room with Open Fire, Dining Room, Kitchen, Two Double Bedrooms and a Bathroom. The property has a front and rear garden, with ample off road parking. There is also an outbuilding. The Property is located within the sought after Cranbrook school catchment area.

Utilities: Mains electricity and water. Private Drainage (septic tank) . Heating via electric storage heaters. Tunbridge Wells Borough Council Tax Band D. Strictly no dogs permitted.

**£895 Per Calendar Month**

## Letting fees information

The asking rent does not include letting fees. Depending on your circumstances and the property you select, the letting agent may also apply the following upfront fees:

1. general administration fees of £250 inclusive of VAT, this covers costs of referencing and drawing up of tenancy agreement
2. An admin fee £90 inclusive of VAT for the drawing up of tenancy extensions
3. Check-out inventory fees at the end of the tenancy
4. Guarantor arrangement/application fees
5. Pets disclaimer fees/additional pet deposit

Fees may be charged on a per person, or per property, basis and will vary from agent to agent, so confirm before viewing.