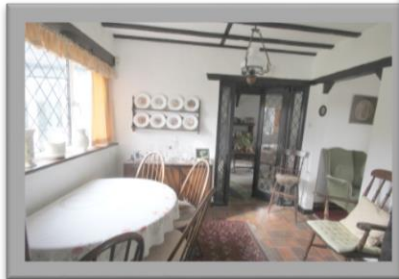




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### LANESIDE COTTAGE STAPLEHURST

- Detached Cottage in Semi-Rural Location
- Kitchen, Sitting Room, Dining Room
- Snug/Office, Sun Room
- Downstairs Shower and Separate WC
- Three Bedrooms, Family Bathroom
- Close to Mainline Station
- Off Road Parking, Large Gardens, Garage
- Cranbrook School Catchment Area

Available Now. This detached cottage enjoys a quiet, semi-rural location on the outskirts of Staplehurst Village and benefits from lovely countryside views. On the ground floor the accommodation comprises a kitchen, dining room, snug/office, sitting room and a sun room. In addition, there is a ground floor shower and separate WC. Stairs from the sitting room lead to the upstairs accommodation comprising the master bedroom, a single bedroom with built in wardrobes, a further double bedroom (currently used as an additional reception room with spiral staircase to kitchen) and the family bathroom. To the outside there are large front and rear gardens and a garage.

Utilities: Mains electricity and water, shared private drainage, oil fired central heating. Council Tax Band F (Maidstone Borough Council). Pets considered. A mowing and hedge cutting service is included within the rental price.

**£1200 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 (non refundable)
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.