

Ibbett Mosely



25 The Sidings, Dunton Green, Kent, TN13 2YD

TO LET

£1,375



...a name you can trust
offices in Kent and London



25 The Sidings, Dunton Green, Kent, TN13 2YD

A SUPERB AND SPACIOUS TWO STOREY THREE BEDROOM TOWNHOUSE PRESENTED IN IMMACULATE CONDITION IN DUNTON GREEN. BENEFITING FROM PRETTY PRIVATE GARDEN AND GARAGE. CONVENIENT FOR TRAIN STATION. EARLY VIEWING RECOMMENDED.

Administration Fees apply to this property, payable to the agent. This includes £120 inc VAT per person for tenancy application referencing, £120 inc VAT for the inventory and £180 inc VAT for the tenancy agreement. A deposit of one and half month's rent will need to be paid in addition to one month's rent in advance prior to the tenancy commencing.

- Superb Presentation
- Stylish Kitchen
- Neutral Decor
- Visitors Parking also
- Three Bedrooms
- Spacious Garage
- Regret No Pets
- First Floor Living Room
- Designated Parking Space with additional parking
- Unfurnished

The agents are delighted to offer for rental this superb three bedroom modern town house, part of a development surrounded by landscaped communal gardens. Presented in absolutely immaculate condition, recently redecorated and carpeted throughout in soft neutral tones. Attractive kitchen, wonderful first floor living room and good sized bedrooms. Tucked away and private location but still convenient for nearby Dunton Green train station.

ENTRANCE

Private front door approached via pathway and communal gardens.

HALLWAY:

A large and welcoming area with neutral carpet, doors off to:

KITCHEN:

A lovely stylish room with wood effect wall and base cupboards, neutral flecked linoleum style floor, white tiling to walls. Well equipped with oven, washing machine, drier, dishwasher. Window to front.

DINING ROOM:

A charming room, neutral decor, French doors leading to the very pretty garden. Both areas ideal for entertaining.

WC:

A spacious room with white suite and flecked lino flooring.

STAIRS TO FIRST FLOOR

Spacious carpeted landing area leading to:

LIVING ROOM:

A wonderful reception room very successfully situated on the first floor with views over gardens and leafy aspect. Double doors which can be opened out onto the hallway. A generously proportioned room, light and airy with neutral decor. A very relaxing space.

BEDROOM 2:

A good size double bedroom with views to the front. Neutral decor and with useful in-built cupboards.

STAIRS TO SECOND FLOOR



MASTER BEDROOM WITH EN SUITE SHOWER ROOM:

A large and light double bedroom, neutral decor, window to rear with attractive aspect, en suite shower room with contemporary white suite.

BEDROOM 3:

A single bedroom with charming eaves sloping ceilings, neutral decor, window to front. Currently set up successfully as a smart office space.

FAMILY BATHROOM:

An immaculate and chic space with contemporary white suite of bath with shower attachment to bath, wc and basin. Pale grey flecked linoleum style floor.

GARDEN

A very pretty enclosed garden with attractive circular paving and planted with a good selection of structural shrubs.

GARAGE:

Garage en-bloc nearby and one additional allocated parking space to rear of property.

Agent's Note

No pets, no smokers.



EPC Rating- C

AGENCY FEE

Referencing and administration fees apply unless otherwise stated and are non-refundable. Ibbett Mosely charge prospective tenants £100 per person plus VAT for referencing. There is also an administration charge of £150 plus VAT for the tenancy agreement plus the cost of the professional inventory which is dependent on property size.

These fees are only payable once an application is made to rent a property. Monies due before the tenancy commences include a deposit equivalent to either one and half or two months rent plus rent due until the next rent payment date.

The logo for Ibbett Mosely, featuring the company name in a white serif font on a dark green rectangular background.

Offices at • BOROUGH GREEN • OTFORD • SEVENOAKS • SOUTHWARK
TONBRIDGE • WESTMINSTER • WESTERHAM • WEST MALLING

www.ibbettmosely.co.uk

Sevenoaks 01732 452246

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessors, and do not constitute, nor constitute part of an offer or contract, (ii) all descriptions, dimensions references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants, should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item, (iii) no person in the employment of Ibbett Mosely, has any authority to make or give and representation of warranty whatsoever in relation to this property ver 3.0

...a name you can trust
offices in Kent and London