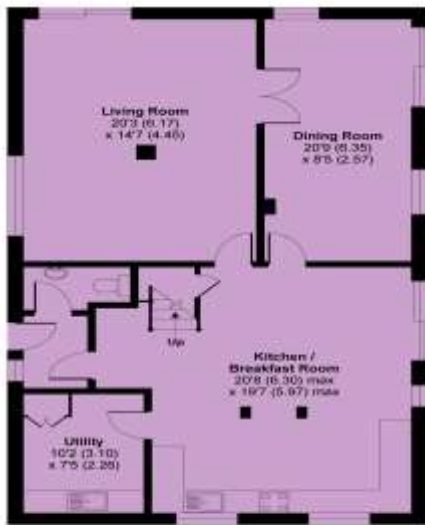


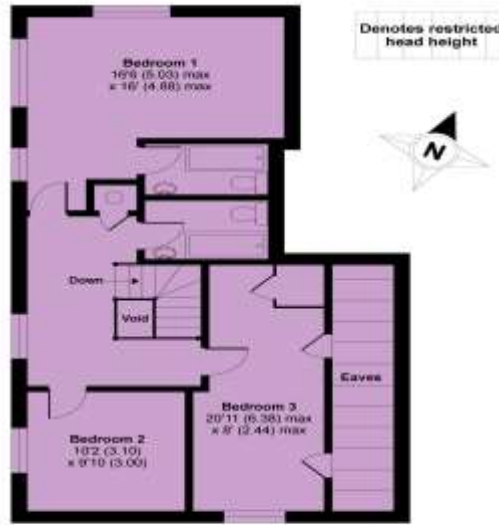
# PHILLIPS & STUBBS



coastal +  
COUNTRY



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1735 SQ FT 161.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Weid every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given in the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## Church Farm Barn, Church Lane, Guestling, TN35 4HS

Set at the end of this quiet country lane and opposite the C12th Church of St Laurence is this detached three bedroom barn conversion with garden, parking and large outbuilding. The property is presented in neutral décor throughout and offers two receptions, a spacious eat-in kitchen and additional utility room. On the first floor are three bedrooms and two bathrooms (one of which is en suite). Ample off road parking and large lawned gardens. There are wonderful views across the rolling countryside. Available from Mid March 2019. Unfurnished. Pets considered.

- Detached Barn Conversion
- Rural Location
- Three Bedrooms
- Two Receptions + Spacious Kitchen
- Additional Agricultural Barn
- Lawned Garden Plus Ample Parking
- Unfurnished
- Available Mid March 2019
- Regrettably No DSS
- Pets Considered
- Council Tax – Band F
- EPC – E



**£1,600 pcm**



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice: Phillips & Stubbs, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.

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## TENANT FEES AND HOW THEY ARE CALCULATED

Our fees are charged per property and not per tenant. Below is a list of standard fees that apply, together with any other possible fees that MAY apply either during the tenancy or upon termination of the tenancy.

### Fees per property: Cost Fee based on:

Administration Fee: £300 General administration, references for tenants and any guarantors required (including credit checks), lease documentation, additional occupants (at the outset of the tenancy), pet clauses (the landlord may also ask for an increase in the security deposit)

### Possible fees during tenancy:

Change of tenant name: £60 Updating Lease and Notifying Deposit Protection Company

Additional pet clause: £60 New pet that needs to be added to tenancy. Tenancy amendment

Tenancy renewal: £60 Renewal of tenancy agreement with associated documentation

### Possible fees at end of tenancy:

Inventory check-out fee: To be advised Subject to there being a professional Inventory drawn up at the outset of the Tenancy. The cost is based on the size and level of furnishings within the property and the Inventory Company Used.

Current charges are between £60 – £80

Professional Cleaning: To Be Advised If tenants have a pet in the property then the carpets shall need to be professionally cleaned at the end of the Tenancy with receipt provided covering flea treatments. Costs depend on the size of the property and the condition of the property at the end of the Tenancy.

*Fees include VAT - Quoted fees/costs are correct as of 01/09/2016. Subject to annual review.*

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