

PHILLIPS & STUBBS



coastal +
COUNTRY

44 Farleys Way, Peasmarsh, East Sussex TN31 6PZ

A modern family home located in the centre of Peasmarsh in a quiet, cul-de-sac location. There is off-road parking and a garage to the front with enclosed gardens to the rear. The accommodation comprises of downstairs cloakroom, living room with electric coal-effect fire, kitchen/dining room with a range of fitted units and door to the rear gardens. To the first floor there are three bedrooms, the master offering en-suite shower facilities. There is also a family bathroom and built-in storage. Offered on an unfurnished basis and available from 10th November 2018.



- Three Bedroom Detached Property
- Village Location
- Off Road Parking And Garage
- Separate Fitted Kitchen
- Bathroom And Separate Cloakroom
- Offered Unfurnished
- Council Tax: Band C (£1885.08)
- EPC: D
- Pets Considered
- Available Now

£1050 Per Calendar Month



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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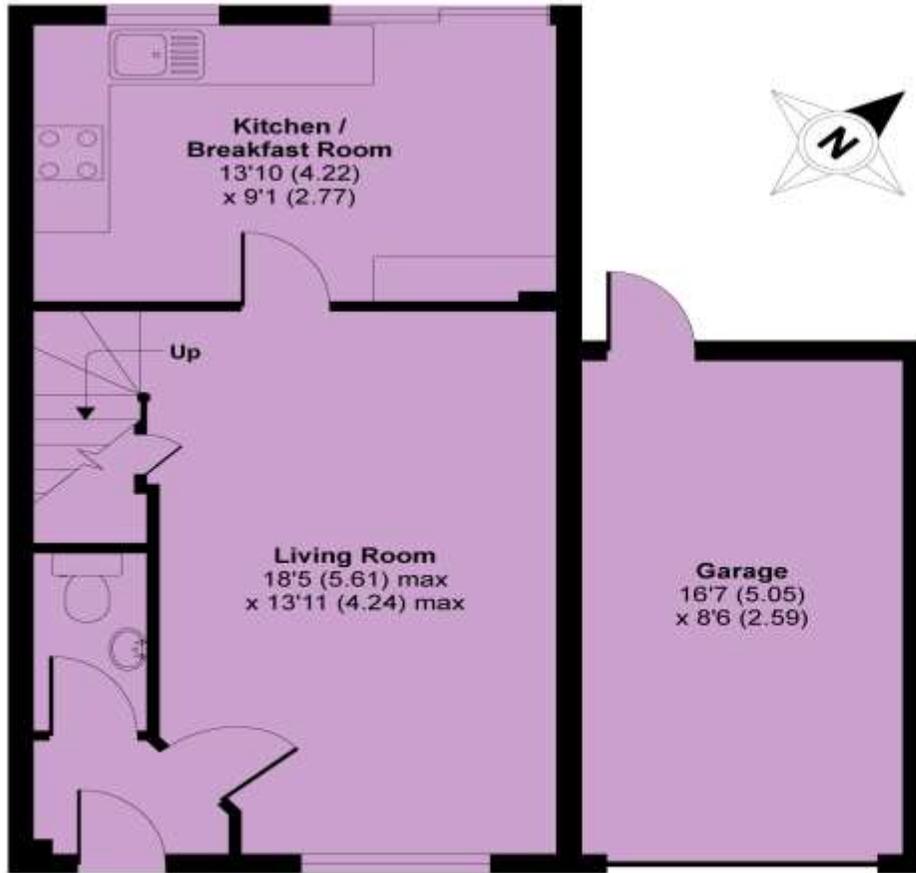
47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN
Mayfair Office, 15 Thayer Street, London W1U 3JT

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0870 1127099

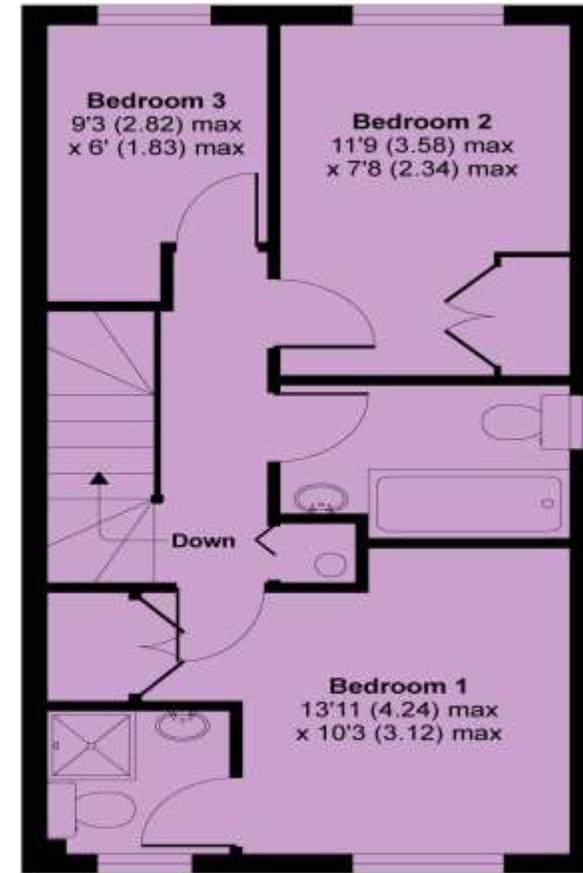
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GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 927 SQ FT 86.1 SQ METRES (INCLUDES GARAGE)

Whilst 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 on 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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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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