



## 183 The Rocks Road, East Malling, West Malling, Kent, ME19 6AX

A delightful, two/three bedroom cottage in a semi-rural location overlooking fields and greenery. Accommodation comprises of a modern fitted kitchen/dining area, living room, downstairs bathroom. Upstairs there are two double bedrooms with a further single bedroom off the second bedroom. Externally there is a large storage barn and good sized garden as well as the added bonus of off road parking for three/four cars. Available for occupation early August.

- Fresh decor throughout
- Semi-rural location
- Off road parking
- Council Tax Band D
- 2/3 Bedrooms
- Large storage barn
- Spacious garden
- EPC D

**Monthly Rental Of £1,050 pcm**



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132 High Street, Tonbridge, Kent, TN9 1BB  
enza.small@bracketts.co.uk

**01732 350 503**

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## **Viewing**

By appointment only with Bracketts 01732 350503

### **Important Notice Regarding Fees**

As part of the application process you will be required to pay an administration fee to cover the cost of referencing and tenancy administration. This fee is £120 + VAT per applicant. For clarification, 'applicant' refers to all those over the age of 18 no longer in full time education and who will be listed as tenants on the tenancy agreement. For this property you will be required to pay: 1 month's rent in advance: £1050.00  
A security deposit equivalent to 6 weeks rent: £1453.00  
A checkout fee of: £96.00

All fees are subject to change depending on individual circumstances. For further information please ask a member of staff who will be pleased to help you.

Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.