



# WOOD & PILCHER



- 3 Bedrooms
- Security Deposit: £1,961
- Council Tax Band: C
- Available Beginning December
- Energy Efficiency Rating: D
- Modern Kitchen & Bathroom

**Yew Tree Lane , ROTHERFIELD**

**£1,700 pcm**



**Yew Tree Lane, Rotherfield, Crowborough, TN6 3JA**

This delightful 3 Bedroom Cottage with Gas Central Heating and Double Glazing throughout. The property has been neutrally decorated in a contemporary colour scheme with modern Kitchen and Bathrooms included in the transformation of this family home in a sought after village location.

**ACCOMMODATION**

Front door to Entrance Hallway which in turn leads to; Double aspect Living Room, Kitchen fitted with a gas hob and electric oven with extractor hood over, integrated washing machine and space for a fridge/freezer. There is also side access via the Kitchen to the rear Garden. A well appointed Family Bathroom with an attractive modern suite including a shower over the bath and separate W/C with matching fixtures complete the ground floor accommodation.

**First Floor:**

Stairs from the Entrance Hall to the first floor landing and in turn to 3 Double Bedrooms. The Master Bedroom is a great size double aspect room with both the 2nd and 3rd Bedrooms also of a good size.

**Outside:**

To the rear of the property there is a particularly large Garden plot, with a large decked area positioned to benefit from maximum sunlight already complete. At the front the property has off road parking for one car. The property is in an elevated position with steps up the front door with mature gardens to either side.





#### **SITUATION:**

The property is situated on the outskirts of this popular Sussex village within easy walking distance of the local shops, post office, primary school and public houses. Crowborough, with its good range of supermarkets including Waitrose and Morrison's and Jarvis Brook mainline railway station with a direct service to London Bridge are about 3 miles away. Tunbridge Wells is about 7.5 miles where there are comprehensive shopping facilities and amenities, recreational sports centres, cinema complex, theatres, golf courses and numerous restaurants etc. and a mainline railway station with a direct service to London Charing Cross, London Bridge & Cannon Street.

#### **VIEWING**

Strictly by prior appointment with Wood & Pilcher Letting & Management **01892 528888**

#### **IMPORTANT AGENTS NOTE**

The agents have not tested electrical/gas appliances, heating and water systems and therefore recommend any prospective tenants satisfy themselves as to the working order of such equipment or utilities. We endeavour to ensure these particulars are accurate; however they do not constitute a contract and are for guidance only. Prospective tenants should satisfy themselves in respect of any furnishings provided.

**TERMS & CONDITIONS FOR TENANCY (SUBJECT TO CONTRACT)**  
**AND INFORMATION FOR PROSPECTIVE TENANTS.**

**ALL FEES ARE INCLUSIVE OF VAT AT 20%**

**1. Holding Deposit (per Tenancy):**

**One week's rent.**

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

**2. COSTS PAYABLE BEFORE THE COMMENCEMENT OF A TENANCY:-**

One month's rent

Security deposit: **Five weeks' rent** (per Tenancy. Rent under £50,000 per year)

**or**

**Six weeks' rent** (per Tenancy. Rent of £50,000 or over per year)

This covers damages or defaults on the part of the tenant during the tenancy.

**Please note commencement costs must be paid in cleared funds, i.e. Debit Card, Cash, Bankers Draft or Building Society Cheque.**

3. Please be advised that your Bank may charge for providing a reference, which should be settled direct.
4. All rents are exclusive of council tax, electricity, gas, oil, telephone, water and sewage charges - unless otherwise agreed.
5. A draft copy of the Tenancy Agreement is available in our office for perusal between the hours of 09:00 – 16:30 Monday – Saturday.
6. Stamp Duty Land Tax may be payable on the Tenants copy of the Tenancy Agreement.

Wood & Pilcher, 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. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Tonbridge	01732 351135
Heathfield	01435 862211
Crowborough	01892 665666
Southborough	01892 511311
Tunbridge Wells	01892 511211
Letting & Management	01892 528888
Associate London Office	02070 791568

