



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 3 Bedrooms
- Security Deposit: £1,846
- Council Tax Band: D
- Available July
- Energy Efficiency Rating: B
- Low Maintenance Garden

Bailey Place, CROWBOROUGH

£1,600 pcm



Bailey Place, Crowborough, TN6 1FN

Ideally situated near the centre of Crowborough enjoying close proximity to excellent amenities, this modern 3 Bedroom Home offers comfortable family living in a popular location with the benefit of allocated parking and a low maintenance rear Garden.

ACCOMMODATION:

Ground Floor:

Entrance Hallway with storage cupboard and Cloakroom. Spacious Lounge with large window to the front ensuring this room enjoys plenty of natural light, Kitchen Breakfast Room to the rear. The Kitchen is well appointed with a range of integrated appliances including a 4 rings Gas Hob with extractor over, and double electric oven under, and has ample space for dining table. Access from the Kitchen to the low maintenance rear garden.

First Floor:

Upstairs there are 3 Double Bedrooms, of which the Master Bedroom includes an en suite shower room, and a family Bathroom.

OUTSIDE:

To the rear there is a low maintenance Garden which is mainly laid to lawn, with patio area. At the front of the property there is allocated off road parking for one car.



SITUATION:

The property is situated in the town centre which offers good shopping facilities, all local amenities and nearby local schools. There is main line rail service at nearby Jarvis Brook with service of trains to London in about one hour. There are excellent bus services to the spa town of Royal Tunbridge Wells, an about 7 miles distance and the coastal resort of Brighton. The lovely Ashdown Forest with its superb walks and riding is nearby.

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

