



WOOD & PILCHER



- Semi Det Family Home
- 3 Bedrooms & Conservatory
- Kitchen/Dining Room
- Private Rear Garden
- On Road Parking
- Energy Efficiency Rating: D

Summervale Road, Tunbridge Wells

GUIDE £425,000 - £450,000

woodandpilcher.co.uk

13 Summervale Road, Tunbridge Wells, TN4 8JJ

Located close to the town centre and the historic Pantiles area is this semi detached family home. The accommodation comprises of an entrance hall, a good sized sitting room, open plan kitchen/diner with a good range of kitchen units on the ground floor. There is a further spacious utility area and cloakroom that would benefit from refurbishment as well as a conservatory. The first floor has three good sized bedrooms and family bathroom. There are gardens to the front and rear with unrestricted on road parking available to the front of the property. NO ONWARD CHAIN.

Pathway leading to entrance door into:

HALLWAY:

Double glazed window to side, understairs store cupboard, tiled flooring, radiator.

SITTING ROOM:

A good sized sitting room with a large double glazed window to front, carpet, radiator. Leading into:

KITCHEN/DINING ROOM:

An open plan area with a good range of base and drawer units with complementary worktop. Freestanding cooker, space for fridge/freezer. Built in pantry, wall cupboard housing electric consumer unit and electric meter, radiator. Double glazed window to rear and double glazed patio doors leading into:

CONSERVATORY:

Side door opening onto the rear patio, tiled flooring.

FIRST FLOOR LANDING:

Double glazed window to side, built in airing cupboard with shelving, loft access, carpet.

BEDROOM 1:

A good sized double bedroom with double glazed window to the front, radiator, carpet.

BEDROOM 2:

A further double bedroom with double glazed window to rear, radiator, carpet.

BEDROOM 3:

A good sized single bedroom with double glazed window to side, radiator, carpet.



BATHROOM:

A white suite comprising of panelled bath with shower over and shower screen, low level wc, pedestal wash hand basin. Heated towel rail, vinyl flooring, double glazed window to rear.

OUTBUILDING:

With entrances from the front and the kitchen there is a good sized utility area and cloakroom, in need of refurbishment, but has spaces for washing machine, dishwasher and tumble dryer with two floor standing units and worktop above. Double glazed window to front and double glazed window to rear from the cloakroom. Door leading to:

OUTSIDE REAR:

A good sized garden with fencing and hedging to boundaries, greenhouse, paved patio area, area of lawn.

OUTSIDE FRONT:

Walling and hedging to boundaries, area of lawn, path and steps to entrance door.

SITUATION:

The property is situated approximately 1.1 miles from the historic Pantiles with its pavement cafes, restaurants and bistros and close to the old High Street with its independent retailers and main line station with a commuter service to London Charing Cross/Cannon Street. Approximately a further 0.25 of a mile away is the Royal Victoria Place Shopping Centre where most of the multiple high street retailers are represented together with two theatres and private health club. Within the locality there are a good selection of schools catering for a wide range of age groups and recreational facilities include local golf, cricket, rugby and tennis clubs as well as gym's and sports centre. With the property being located on the popular south side of town it is only a few minutes drive away from surrounding countryside with its array of villages and country pursuits.

TENURE:

Freehold

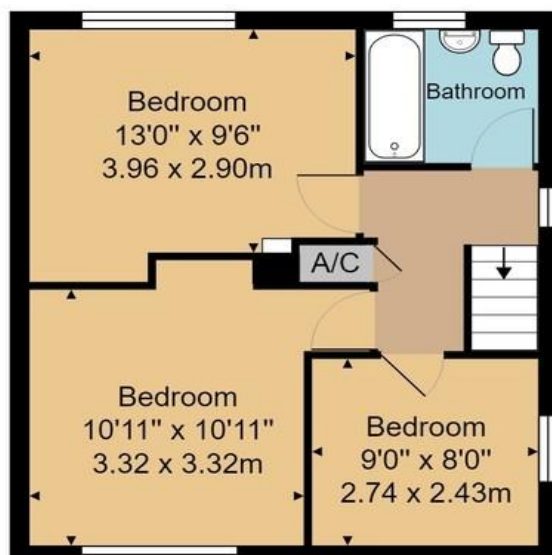
COUNCIL TAX BAND:

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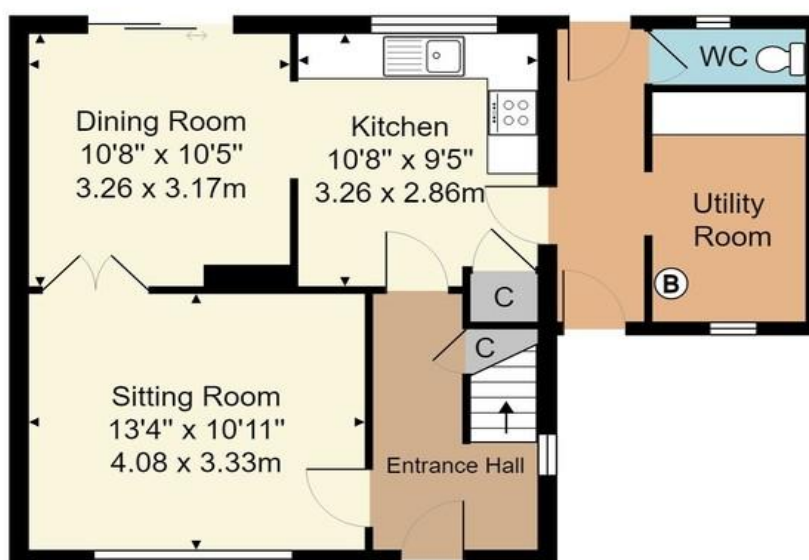
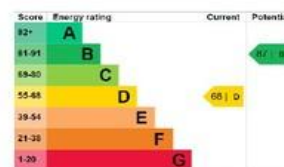
VIEWING:

By appointment with Wood & Pilcher 01892 511211





First Floor



Ground Floor

Approx. Gross Internal Area 1025 ft² ... 95.2 m²
(Incl. Utility Room & WC)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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