



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 2 Bedrooms
- Security Deposit: £1615
- Council Tax Band: E
- Available October
- Energy Efficiency Rating: D
- Residents Parking

**Home Farm Court, FRANT**

**£1,400 pcm**



### **Home Farm Court, Frant, Tunbridge Wells, TN3 9DQ**

Forming part of a small, popular, residential development for the over 55's within the attractive East Sussex village of Frant, this well presented property enjoys use of communal gardens, residents parking and emergency pull cords within the property linked to an on site resident manager and call centre.

#### **ACCOMMODATION:**

Ground Floor: Entrance Hallway leading to Large Reception Room with doors to the enclosed courtyard. Set off the main reception area there is a separate Dining area which in turn leads to an inner hallway leading to Cloakroom and Kitchen which is situated to the front of the property and can also be accessed off the main entrance hallway. The modern Kitchen is fitted with a comprehensive range of appliances and plenty of cupboard storage .

First Floor: There are two Double Bedrooms and a large Bathroom.

#### **OUTSIDE:**

There are extensive communal gardens surrounding the development with this particular home having access from the sitting room to a communal area of brick paving surrounded by well stocked flower and shrub borders and a combination of hedging and trellis fencing to provide privacy, small gate to side.

#### **PARKING:**

There is residents parking made available around the development. A single garage can also be made available for Tenants for an additional £50pcm.



**SITUATION:**

The property is located in a peaceful spot on the edge of Frant village. It forms part of a larger impressive residential community development for the over 55's and affords a feeling of calm and security. Frant village itself has a village post office and general store, a couple of highly regarded public houses and church. The larger town of Royal Tunbridge Wells is approximately 2.5 miles distance with a far wider range of social and retails facilities. There are main line railway stations at nearby Wadhurst and Bells Yew Green, both of which offer fast and frequent train services to London.

**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.

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Southborough 01892 511311  
Tunbridge Wells 01892 511211  
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