



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bedrooms
- Security Deposit: £1,153
- Council Tax Band: D
- Available February
- Energy Efficiency Rating: D
- Newly redecorated

Chafford Lane, FORDCOMBE

£1,000 pcm



Chafford Cottages, Chafford Lane, Fordcombe, Tunbridge Wells, TN3 0SP

Situated in an enviable position on the outskirts of Fordcombe village, this lovely 2 Bedroom Cottage has a wealth of charm and has recently been fully redecorated throughout.

ACCOMMODATION:

Front door opens to a cosy Living Room with wood burner, leading through to the Kitchen to the rear of the house which is fitted with wall and base level cupboards for storage, integrated Electric Oven, Hob and Microwave, free standing Washing Machine and Fridge/Freezer.

Stairs from the Kitchen to the first floor landing which in turn leads to generous double Bedroom with attractive views to the front, Family Bathroom which is fitted with a white suite that includes a shower over the bath, and a large storage room. Further stairs from the landing lead to a further Double Bedroom on the top floor with stunning views across the Kent countryside.

OUTSIDE:

Stable doors from the Kitchen open to a small courtyard immediately outside the property, Set back from the cottages there is also a communal garden area.



SITUATION:

Set in an extremely desirable lane on the outskirts of the extremely popular village of Fordcombe. Fordcombe itself is a small friendly village set in the beautiful Weald of Kent, approximately 4.4 miles from the well known town of Royal Tunbridge Wells. The village itself includes St. Peters Church, a well regarded primary school, The Chafford Arms Pub and village hall. Tunbridge Wells itself has a wide selection of every day shopping facilities, many of which can be found in the Royal Victoria Shopping Mall and the Calverley Road precinct. More specialist shops and boutiques can be found within the historic High Street and The Pantiles areas. Tunbridge Wells mainline station provides a fast and regular train services to London Charing Cross/Cannon Street. Within the towns of Tonbridge and Tunbridge Wells there is wide selection of schools including a choice of boys and girls grammar schools as well as state and independent. Recreational facilities within the area include golf, tennis, rugby and cricket clubs and a selection of country pursuits offered within the neighbouring villages.

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

