



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 4 Bedrooms
- Security Deposit: £3750
- Council Tax Band: F
- Available 1st July
- Energy Efficiency Rating: C
- Self Contained Studio/Home Office

Stockland Green Road, Tunbridge Wells

£3,250 pcm



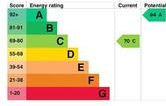
Stockland Green Road, Tunbridge Wells, TN3 0TL

Situated on the outskirts of Southborough/Speldhurst with stunning countryside views to the rear, off road parking and a self contained Studio/Home office, this 4 Bedroom Family home offers wonderful and well presented accommodation in a delightful location which is still within easy reach of both Tonbridge and Tunbridge Wells Town Centre, numerous schools and with good access to the A21 and main line train stations.

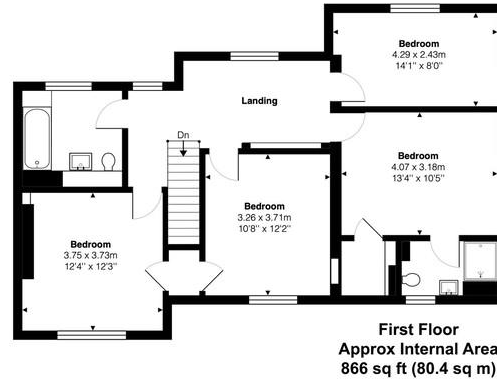
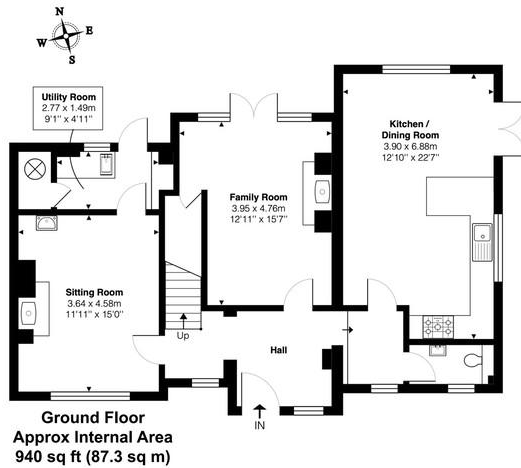
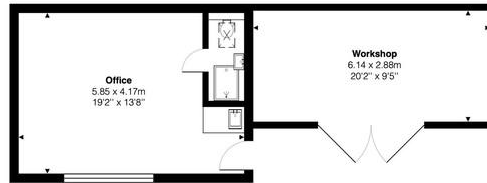
ACCOMMODATION:

The Ground Floor of the property comprises Entrance Hallway leading to two similarly sized Reception Rooms, one to the front of the property with access beyond to the well appointed Utility Room, and the other at the rear of the house enjoying views of the rear garden and countryside beyond. A large, bright and inviting Kitchen/Diner provides includes a range of wall and base level cupboards for storage, integrated dishwasher, Fridge/Freezer and Range Cooker. The dining area overlooks the rear Garden and also provides access to the large decked area for outdoor entertaining. A downstairs cloakroom completes the ground floor accommodation.

Upstairs there are 4 Double Bedrooms, the principal Bedroom including an en suite shower room, and Family Bathroom with shower over the bath. All rooms accessed from the wide landing which has adequate space for study area.



Office / Workshop
Approx Internal Area
460 sq ft (42.7 sq m)
 (Not Shown In Correct
 Location / Orientation)



**Clivers Cottage, Stockland Green Road
 Tunbridge Wells**

Not To Scale.
 Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.
 ©Listed Building Surveys Ltd

OUTSIDE:

To the rear of the property there is a patio as well as large decked area, both with ample space for outdoor entertaining and each well positioned to enjoy the far reaching views and both leading on to the large lawn.

At the front of the property there is a superb home office with small kitchenette and shower room providing excellent work space away from the house, which could also function as a guest suite if required. Off road parking for several cars is available and a large walk in store provides plenty of additional storage space.

SITUATION:

Enjoying a rural location, there is easy access to the centre of Tunbridge Wells and Tonbridge for mainline stations, shops and recreational facilities.

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

