



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 5 Bedrooms
- Security Deposit: £2596
- Council Tax Band: F
- Available 1st July
- Energy Efficiency Rating: D
- Single Garage with Workshop Area

Mulberry Way, HEATHFIELD

£2,250 pcm



Mulberry Way, Heathfield, TN21 8YN

A spacious extended 5 bedroom detached family home situated on a corner plot on the ever popular 'Green Lane' development.

ACCOMMODATION:

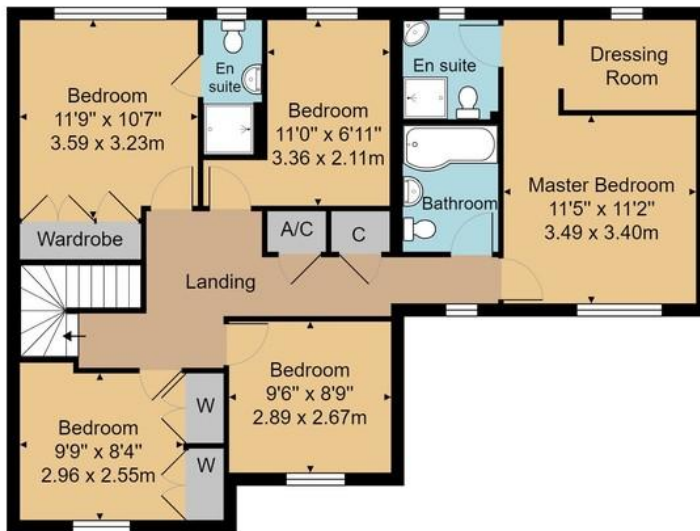
Entrance Hall with Cloakroom, Sitting Room with french doors opening onto Garden, separate Dining Room, Kitchen/Breakfast Room with matching wall and base units, granite effect worktops with insert electric hob, built in double oven, dishwasher, Utility Room with washing machine and fridge. Upstairs the Master Bedroom has walk in wardrobe and En-Suite Shower Room, 4 further Bedrooms, one with En-Suite Shower Room and family Bathroom.

OUTSIDE:

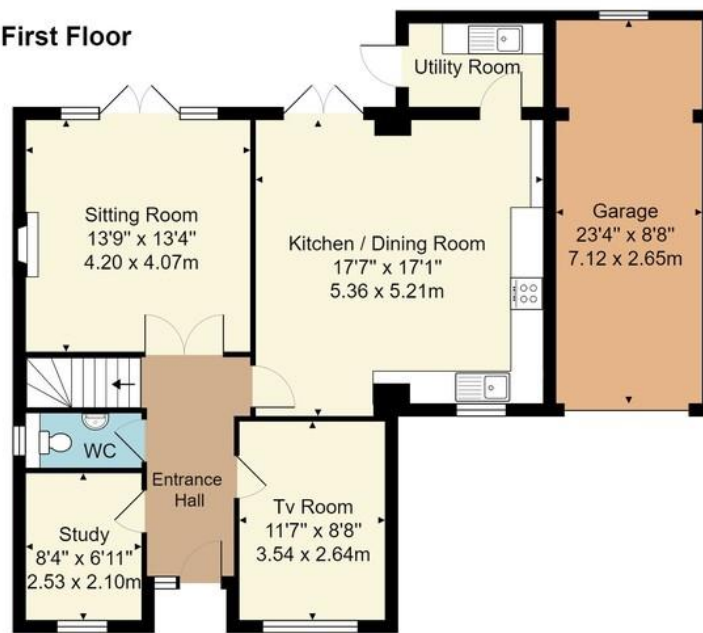
The rear garden features a patio with ceramic tiling, raised shrub beds, decking area, shrub borders, built in Brazilian barbecue, outside power point, granite topped table, lawn, gated side access, further lawned area to the side. Single garage with up and over door, power and light with workshop area to the rear.

SITUATION:

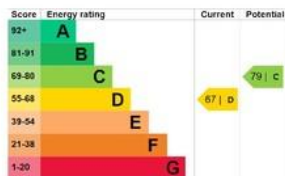
Situated on a sought after development on fringes of the market town of Heathfield with easy access to a popular local primary school. The town itself offers a range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups. Train stations at both Buxted and Stonegate are approximately 6 miles distant, both providing a service of trains to London. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 & 35 minutes drive respectively.



First Floor



Ground Floor



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 |

