



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 3 Bedrooms
- Security Deposit: £2,071
- Council Tax Band: C
- Available early April
- Energy Efficiency Rating: E
- Well presented throughout

Edward Street, SOUTHBOROUGH

£1,795 pcm



Edward Street, Southborough, Tunbridge Wells, TN4 0HB

Situated in a popular location close to all local amenities and a number of sought after school is this Victorian three double bedroom family home arranged over four floors.

ACCOMMODATION:

Ground Floor

A light and well presented Living Room to the front of the property boasts a bay window fitted with plantation shutters and a cast iron fire place making the room a very pleasant space to relax in. The Dining Room houses a good sized log burner and leads through to the galley style kitchen which in turn overlooks the private garden. The well appointed Kitchen includes wall and floor cupboards and drawers with work surface, 1 1/2 sink with mixer tap and drainer, integrated washing machine and dishwasher, gas hob, electric oven, with stainless steel extractor over and integrated fridge freezer.

From the Dining Room there is a door leading down to the cellar which can be used as additional reception space such as a snug or study.

First Floor

On the first floor there are two Double Bedrooms and a spacious contemporary family Bathroom with a freestanding bath and separate step-in shower. The top floor has a further Double Bedroom with Velux windows.



OUTSIDE:

The rear garden is mainly laid to lawn with a patio seating area and raised pond. A large wooden shed with a veranda sits at the bottom of the garden which could be used as a gym or home office.

SITUATION:

The property is situated in an established residential road close to local shops. The area is generally well favoured with good educational facilities including Southborough Primary School and good secondary/grammar schools in St Johns Road. The larger towns of Tunbridge Wells and Tonbridge are each about 2 miles distant offering a wide range of multiple shopping, leisure and recreational facilities, together with mainline stations providing fast and frequent train services to London Bridge, Charing Cross and Cannon Street. The property is superbly located for access onto the A21 dual carriageway which provides a direct link to the M25 London orbital motorway. Recreational facilities in the area include the Tunbridge Wells Sports & Indoor Tennis Centre in St Johns Road and out of town there is the Knights Park Leisure Centre which provides a tenpin bowling complex, a multiscreen cinema and a private health club.

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.

Heathfield	01435 862211
Crowborough	01892 665666
Southborough	01892 511311
Tunbridge Wells	01892 511211
Letting & Management	01892 528888
Associate London Office	02070 791568

