



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 3 Bedrooms
- Security Deposit: £2,163
- Council Tax Band: E
- Available October
- Energy Efficiency Rating: D
- Well Presented Throughout

**Lime Tree Walk, SEVENOAKS**

**£1,875 pcm**



**Lime Tree Walk, Sevenoaks, Kent, TN13 1YH**

Situated a short walk from the town centre and within easy reach of the mainline station, this Grade II listed 2/3 bedroom house is neutrally and tastefully decorated throughout offering well presented accommodation over 3 floors.

**ACCOMMODATION:**

**Ground Floor:**

The ground floor has attractive wood flooring through the Entrance Hallway leading to Living Room with fitted cupboards and shelving with an arch through to Dining Room, which also has access from the hallway. The Kitchen / Breakfast Room to the rear of the house fitted with a good range of wall and base units for storage with wooden worktops and includes an integrated Fridge/Freezer, Gas Hob and Electric Oven with extractor over, Dishwasher and Washing Machine. Leading from the Kitchen to the rear Courtyard is a lean to/boot room with tiled flooring and indoor washing line fitted.

**First Floor:**

Stairs from the Entrance Hallway lead to the first floor landing in turn providing access to large Master Bedroom to the front of the property and Family Bathroom which comprises of a white suite with shower over the bath, low level W/C and wash hand basin with fitted cupboard surround.

**Second Floor:**

The top floor houses a second Double Bedroom with a range of fitted wardrobes and a Study/Nursery Room.



#### **OUTSIDE:**

To the rear of the property is an enclosed, low maintenance Courtyard Garden. There is also a resident's parking permit scheme available through the local council.

#### **SITUATION:**

The mainline railway station is within approximately half a mile and offers frequent train services to London and the south coast. The area in general is well served with a variety of schools, both state and private, for children of all ages and leisure facilities to suit a wide range of interests within easy reach of the town.

#### **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.

#### **ADDITIONAL AGENTS NOTES:**

If a pet is to be considered for the property, Tenants would need to pay an additional £30.00pcm per pet (maximum of 2) on top of the agreed rental price.

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

