



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bedrooms
- Security Deposit: £1,609
- Council Tax Band: D
- Available mid November
- Energy Efficiency Rating: E
- Well Presented Throughout

Mount Pleasant, HILDENBOROUGH

£1,395 pcm



Mount Pleasant, Hildenborough, Tonbridge, Kent, TN11 9JQ

This charming semi-detached house is situated in the ever popular Hildenborough area. This lovely property benefits from a wealth of original features neatly complimented by modern Bathroom and Kitchen as well as Gas fired central heating and a good sized rear garden.

ACCOMMODATION:

Ground Floor

Entrance Hall with stairs leading to the first floor, Sitting Room with feature fireplace, Dining Room with feature fireplace and excellent storage and attractive Kitchen with freestanding gas cooker, fridge/freezer, slim line dishwasher, washing machine and a door to rear Garden.

First Floor

Upstairs there is a Master Bedroom to the front with feature fireplace and built in wardrobe, second Bedroom and a Bathroom comprising a panelled bath with shower attachment over, pedestal wash hand basin, low level WC and airing cupboard housing the boiler.

OUTSIDE:

To the front of the property there is a pathway leading to the front door with mature hedging and a good size low maintenance and enclosed Garden to the rear with a large patio area and lawn.



SITUATION:

The property is situated in the convenient and sought after area of Hildenborough which offers a wide range of local amenities including local shops and a weekly farmers market. The area is well served regarding schooling for all ages including the popular Stocks Green and Hildenborough Primary schools together with secondary and grammar schools further afield. For the commuter traveller Hildenborough Mainline Railway Station is just over a mile away providing fast and frequent services to London Charing Cross/Cannon Street. The A21 bypass link provides access to the M25 and South Coast. Tonbridge Town Centre offers an array of High Street retailers including Waitrose, Sainsbury's and a department store as well as a number of smaller independent shops together with an excellent range of restaurants, coffee shops and public houses. Recreational facilities in and around Tonbridge include the historic castle, The River Medway with its rowing and river activities. The Angel Leisure Centre, Tonbridge Indoor/Outdoor swimming pools and golf courses at Poult Wood and Nizels which also offers 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

