



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 3 Bedrooms
- Security Deposit: £1,788
- Council Tax Band: D
- Available late November
- Energy Efficiency Rating: C
- Off Road Parking

**Thorny Close, HEATHFIELD**

**£1,550 pcm**



### **Thorny Close, Heathfield, TN21 0AS**

A well presented 3 double bedroom semi-detached house conveniently situated just a short walk to Heathfield Town Centre with mature gardens to the front, rear and side of the property and off street parking.

#### **ACCOMMODATION:**

The Ground Floor accommodation comprises Sitting Room, spacious Kitchen/Diner with a range of cream fronted matching wall and base cupboards, laminate worktop with inset electric hob with double oven under and filter hood above, integrated dishwasher and fridge freezer. The Kitchen opens into a Utility area with wood effect worktop with inset stainless steel sink and space for washing machine.

Upstairs there are 3 double bedrooms and a generous Family Bathroom with bath and separate shower cubicle.

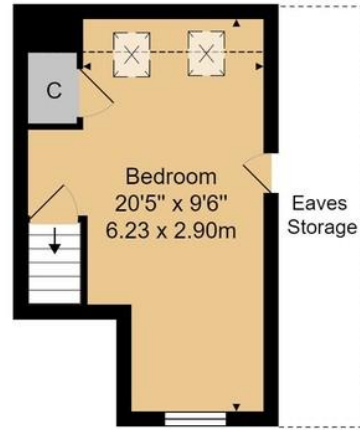
#### **OUTSIDE:**

There are mature gardens to the front, rear and side of the property and off street parking.

#### **SITUATION:**

The property is conveniently located for access to Heathfield with its wide 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 and 35 minutes drive respectively.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72(C)	83(B)
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Second Floor**



**Ground Floor**



**First Floor**

Approx. Gross Internal Area 1106 ft<sup>2</sup> ... 102.8 m<sup>2</sup> (excluding outhouse, wc)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**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

