



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2/3 Bedrooms
- Security Deposit: £2,019
- Council Tax Band: C
- Available End of March
- Energy Efficiency Rating: D
- Low maintenance rear Garden

Lavender Hill, TONBRIDGE

£1,750 pcm



Lavender Hill, , Tonbridge, , TN9 2AT

BEAUTIFULLY PRESENTED 2/3 BEDROOM HOUSE IN A SUPERB LOCATION WITHIN HALF A MILE OF THE MAIN LINE STATION

Perfectly situated for commuters in a popular central location, this 2/3 Bedroom mid terrace property offers beautifully presented and versatile accommodation within close proximity of both the Main Line Station and Town Centre. The house offers a wonderful blend of modern décor with original features retained throughout. The house is double glazed with gas central heating and has a low maintenance rear garden with a laid patio over two levels.

ACCOMMODATION:

Entrance porch leading into the living room with an imposing feature fireplace the focal point of this attractive reception room and also of the dining room which it leads directly onto. The modern décor and wood flooring complimenting both superbly. The dining room also includes an under stairs storage cupboard and also provides access to the low maintenance rear garden. The fully glazed door to the rear garden also provides an abundance of natural light to this room.

The kitchen is set to the rear of the property and is fitted with a range of white gloss wall and base level cupboards for storage, with complimentary black worktops. Appliances include a free standing fridge/freezer, electric oven and hob. Discretely positioned between the kitchen and the bathroom there is a utility area housing the washing machine. The recently modernised Bathroom itself comprises of a white suite with shower over the bath, low level W/C and wash hand basin with fitted storage.

Stairs from the dining room provide access to the first floor with it's two double bedrooms. The principal bedroom is to the front of the house and includes fitted wardrobes either side of the feature fireplace and painted wooden floorboards which further enhance the character of this lovely home. The second bedroom is a smaller double which also retains the original fireplace, with a bold feature wall and flooring to match the principal bedroom. The second bedroom also provides access to the third floor of this property which is where bedroom three can be found. This bright and airy room would work wonderfully as a home office or guest bedroom.



Approx. Gross Internal Area 727 ft² ... 67.5 m²

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.

OUTSIDE:

To the rear of the property there is a low maintenance rear garden with shed for storage.

SITUATION:

The property is situated in the vibrant town of Tonbridge which offers an eclectic mixture of bars, restaurants, shops and of course Tonbridge train station, which is less than 10 mins and under half a mile walk from the front door, offering fast and frequent services to central London. The town is well served regarding schooling for all ages with a wide range of primary, secondary, grammar and a number of public schools. Recreational facilities in and around Tonbridge include Haysden country

**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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