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- 3 Bedroom Property
- Cul de Sac Location
- Good Sized Lounge
- Large Kitchen/Breakfast Room
- On Street Parking
- Energy Efficiency Rating: C

**Cobbetts Ride, Tunbridge Wells**

**GUIDE £325,000 - £340,000**

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## 29 Cobbetts Ride, Tunbridge Wells, TN2 5QG

Well located within this cul desac location to take advantage of views across a communal green to the front, an extremely well presented three bedroom family home in a particularly convenient and accessible location to the south of Tunbridge Wells town centre. As currently arranged, the property has attractive low maintenance gardens to both front and rear, a spacious entry hallway and a good sized principal lounge with feature fireplace and excellent space for both lounge furniture and entertaining. The kitchen and dining area is now 'open plan' again affording further good space for family and entertaining. The family bathroom is of a recent design and located on the first floor alongside two good sized double bedrooms and further single bedroom. There are generous areas of wardrobes throughout. Local residents enjoy good areas of off street parking and - as already mentioned - excellent access to the southerly parts of Tunbridge Wells at a relatively affordable price,

Access is via a partially glazed double glazed door with inset opaque panels leading to:

### ENTRANCE HALLWAY:

Fitted carpet, radiator, inset spotlights to the ceiling, stairs leading to the first floor. Generous understairs storage cupboards. Two sets of opaque double glazed windows returning to the front. Door leading to:

### LOUNGE:

Carpeted, single radiator inset to a decorative cover, corncicing. Feature electric 'fireplace' with wooden mantle and surround. Ample space for lounge furniture and for entertaining. Double glazed windows to the front.

### KITCHEN/BREAKFAST ROOM:

A large open plan space. Tile effect laminate floor, radiator, inset spotlights to the ceiling. Excellent space for a large dining table and chairs. Higher level double glazed window to the rear with fitted Roman blind. Fitted with a range of wall and base units and a complementary work surface. Inset one and a half bowl stainless steel sink with mixer tap over. Good general storage space. Integrated 'Hoover' electric oven and inset five ring gas hob with tiled splashback and extractor hood over. Integrated fridge and freezer. Space for washing machine and tumble drier. Wall mounted 'Viessmann' boiler inset to a cupboard. Double glazed door with two inset opaque panels to the rear and further double glazed windows to the rear with fitted Roman blinds.

### FIRST FLOOR LANDING:

Carpeted, loft hatch with ladder access. Cupboard housing the hot water cylinder with fitted storage above. Doors leading to:

### FAMILY BATHROOM:

Fitted with a suite comprising wall mounted wash hand basin with mixer tap over, low level WC, tiled panelled bath with mixer tap over and further electric 'Triton' shower over with single head and fitted glass screen. Tiled floor, tiled wall, wall mounted mirrored fronted cabinet, wall mounted towel radiator, inset spotlights to the ceiling. Opaque double glazed window to the rear.



**BEDROOM:**

Carpeted, radiator. Large bank of mirror fronted wardrobes. Good space for double bed and associated bedroom furniture. Double glazed windows to the rear.

**BEDROOM:**

Carpeted, radiator, textured ceiling. Space for large bed and associated bedroom furniture. Double glazed windows to the front.

**BEDROOM:**

(Currently used as a study). Carpeted, radiator, textured ceiling. Fitted cupboard with areas of shelving and coat rail, two feature recessed (serving as book shelves). Good space for bed and associated bedroom furniture. Double glazed windows to the front.

**OUTSIDE FRONT:**

Front garden with retaining picket fencing, essentially low maintenance with a raised shrub bed adjacent to the property and specimen tree. Steps leading up to a patio area with space for table and chairs.

**OUTSIDE REAR:**

Essentially a low maintenance garden set to paving stones and with retaining and recently painted fencing. External tap. Excellent space for garden furniture and for entertaining. Gate leading to the rear. Small external storage unit approximately 6' x 4' with electric.

**SITUATION:**

The property is located in a cul de sac position to the south of the town centre. It offers good pedestrian access to the Pantiles, Chapel Place, Old High Street and 'Village' areas of Tunbridge Wells alongside the main line railway station and Royal Victoria Place shopping centre a little further to the north. The property is also well located for access towards Sussex in the south as well as Tunbridge Well Common itself. The town of Tunbridge Wells has a wide range of social, retail and educational facilities including a number of sports and social clubs, a host of principally independent retailers, restaurants and bars located between the Pantiles and Mount Pleasant with a wider range of principally multiple retailers at the Royal Victoria Place shopping centre and nearby North Farm retail park. The town has two main line railway stations which offer fast and frequent services to London termini alongside ready access to regional trunk roads. The town also has a good range of schools at primary, secondary, independent and grammar levels, many of which are readily accessible from the property.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

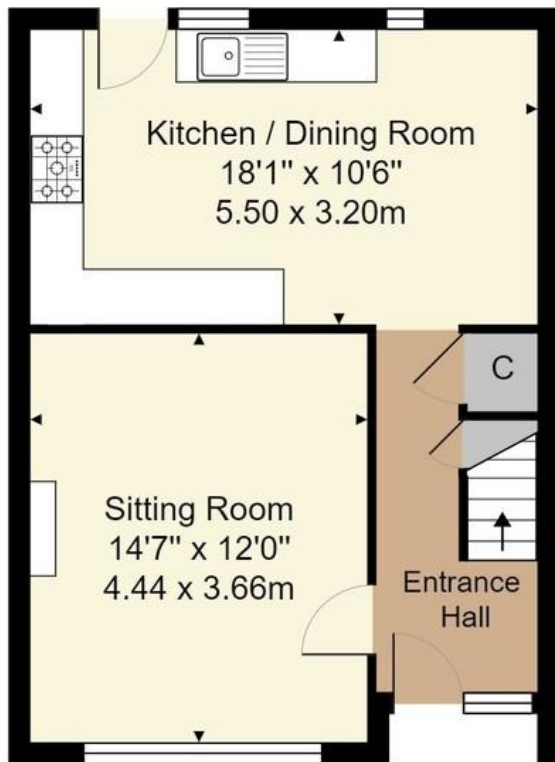
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**VIEWING:**

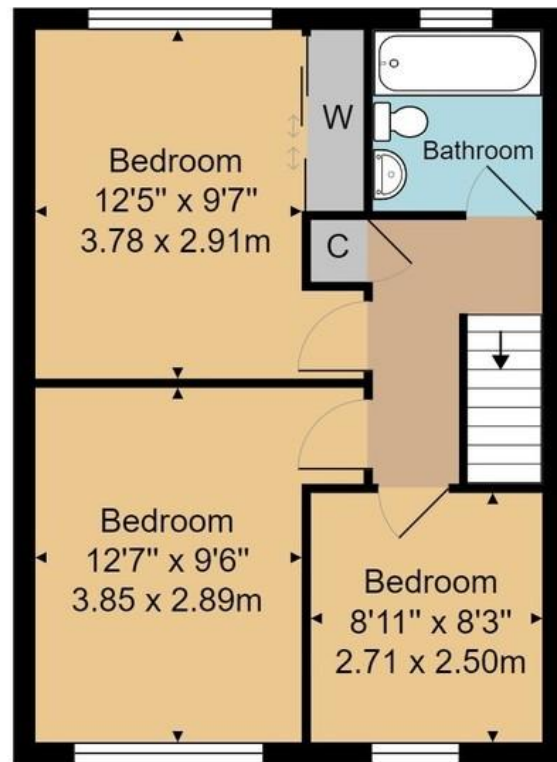
By appointment with Wood & Pilcher 01892 511211



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**



**First Floor**

**Approx. Gross Internal Area 906 ft<sup>2</sup> ... 84.1 m<sup>2</sup>**

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.

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