



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 3 Bedrooms
- Security Deposit: £2,076
- Council Tax Band: D
- Available Now
- Energy Efficiency Rating: C
- Off Road Parking

**Frary Walk, MAYNARDS GREEN**

**£1,800 pcm**



**Frary Walk, Maynards Green, Heathfield, TN21 0DH**

Freshly decorated and presented in good order throughout, this Three Bedroom semi detached property is situated within the well regarded village of Maynards Green being only a short drive from Heathfield and its amenities.

**GROUND FLOOR**

The property offers excellent ground floor living space with Sitting room with oak effect timber flooring and stairs to first floor with useful cupboard below, Kitchen/Breakfast Room fitted with a range of roll top work surfaces and matching cupboard and drawer units below, rear lobby, Study, Conservatory and Bathroom with shower cubicle, low level w/c and basin..

**FIRST FLOOR**

Stairs from the Sitting Room lead to the first floor landing, and in turn to 2 Double Bedrooms and a single Bedroom. All neutrally decorated and carpeted, and the principal bedroom also including a fitted wardrobe.



## OUTSIDE

There is off road parking for a number of vehicles to the front and a good sized garden at the rear predominantly laid to lawn.

## SITUATION

Located in the small hamlet of Maynards Green that offers Primary School and local Inn. The town centre of Heathfield is within easy reach by car providing a fine 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. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distance with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 35 minutes drive respectively. Mainline stations at both Buxted and Stonegate are approximately 8 miles distance, both providing a service of trains to London.

## 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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Letting & Management 01892 528888  
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