



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Desirable Mews Style Property
- 2 Double Beds with Wardrobes
- No Onward Chain
- Walking Distance of Town & MLS
- Single Garage En Bloc
- Energy Efficiency Rating: C

**Somerville Gardens, Tunbridge Wells**

**GUIDE £475,000 - £500,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)

## 11 Somerville Gardens, Tunbridge Wells, TN4 8EP

A superb opportunity to purchase a desirable Mews style property in an exclusive location, a short walking distance to the town centre and main line station. The accommodation includes an open plan living area, separate kitchen and downstairs cloakroom on the ground floor with two double bedrooms both with built-in wardrobes and shower room on the first floor. It has an attractive southerly facing, private rear garden with a paved patio with awning over and also a single garage en bloc close by. An added attraction is the fact there is scope for improvement which enables you to put your own style on the property and no forward chain thereby streamlining the purchasing process.

Steps and paved pathway leading to entrance door.

### HALLWAY:

Parquet block flooring, built-in store cupboard housing the electric consumer unit and solar panel meter, radiator.

### KITCHEN:

A range of wall, base and drawer units with complementary worktop. One and a half bowl sink and drainer with mixer tap. Inset electric hob with extractor fan over. Space for washing machine and fridge/freezer. Built-in larder with tiled floor, wall mounted gas central heating boiler, vinyl flooring, part tiling to walls. Double glazed window to front.

### CLOAKROOM:

Low level WC, corner wash hand basin, parquet block flooring, part tiling to walls, radiator. Window to side.

### LIVING AREA:

A spacious open plan living area for sitting and dining, two radiators, understairs store cupboard, carpet. Stairs to first floor. Double glazed windows and door to rear garden.

### FIRST FLOOR LANDING:

Built-in airing cupboard.

### BEDROOM 1:

A double bedroom with two double glazed windows to front, built-in wardrobes and further built-in store cupboard, radiator, carpet.

### BEDROOM 2:

A further double bedroom with two double glazed windows to rear, built-in wardrobe, radiator, carpet.



**SHOWER ROOM:**

Featuring a corner shower cubicle with 'Triton' shower, low level WC, inset wash hand basin with cupboard underneath. Tiling to walls, carpet, radiator, heated towel rail, Skylight.

**OUTSIDE REAR:**

A private garden enjoying a southerly aspect with paved patio with sun awning above, steps to raised garden, mature trees and shrubs to borders, fencing and walling to boundaries, area of rockery, gated rear access.

**OUTSIDE FRONT:**

There are steps and paving to the front door with gravelled areas and shrubs and hedging to sides.

**SITUATION:**

The property is set within a very desirable area of Tunbridge Wells, conveniently located to be within easy walking distance of the town centre containing the Royal Victoria Place Shopping Mall and Calverley Road Pedestrianised Precinct home to many large retail outlets along with numerous cafes, restaurants and bars. A little further to the south is where you will find Tunbridge Wells main line station with commuter services to London and the Kent coast. Also within this part of the town you will find the Old High Street with its array of independent retailers and cafes and a little further on the historic Pantiles with its colonnaded walkway, outside dining areas and bandstand. For those requiring local schools, there is an excellent selection catering for a wide range of age groups with recreational facilities including local golf, cricket and rugby clubs along with two theatres and easy access to surrounding countryside and villages.

**TENURE:**

Freehold

Management Charge - currently £100.00 per year for the upkeep of the communal areas.

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

**COUNCIL TAX BAND:**

D

**VIEWING:**

By appointment with Wood & Pilcher 01892 511211

**AGENTS NOTE 1:**

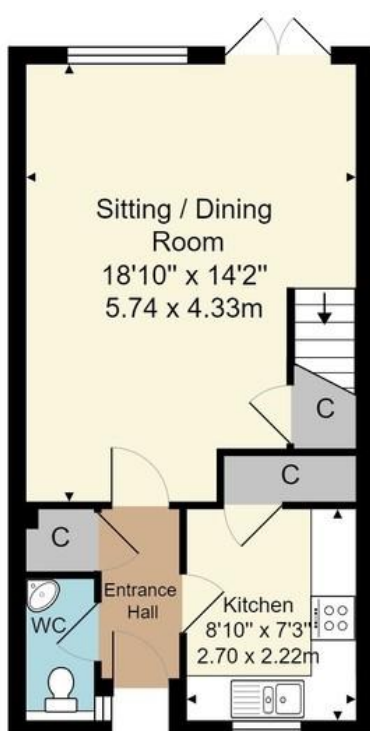
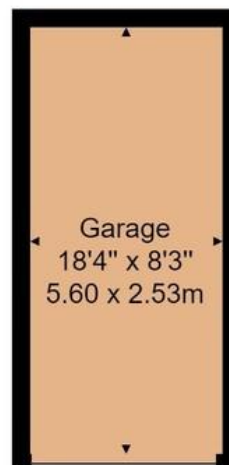
There is a locked gate giving access for residents through to Molyneux Park Road for ease of access to Mount Ephraim and the Station.

**AGENTS NOTE 2:**

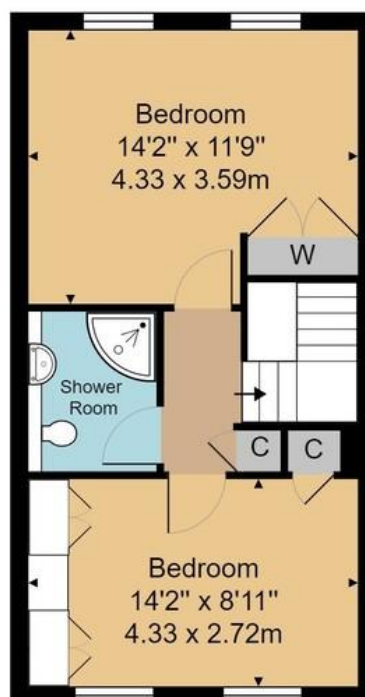
The property enjoys solar panels which feed back to the property approximately £468.00 per annum.



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



**Ground Floor**



**First Floor**

House Approx. Gross Internal Area 795 sq. ft / 73.9 sq. m  
Garage Approx. Internal Area 152 sq. ft / 14.1 sq. m

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.

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

