



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 3 Bedrooms
- Security Deposit: £2,076
- Available early March
- Council Tax Band: C
- Energy Efficiency Rating: C
- 2 allocated parking spaces

Pembury Road, TONBRIDGE

£1,800 pcm



Pembury Road, Tonbridge, TN9 2JG

A well presented three bedroom, two bathroom townhouse located approx. 0.5 miles from Tonbridge mainline station with allocated parking for 2 cars

Arranged over three floors this end of terrace modern house is presented good condition throughout and offers surprisingly spacious accommodation internally. Being situated just 0.5 miles to the main line station and town centre makes this property exceptionally conveniently located.

ACCOMMODATION

Ground Floor:

Entrance Hall with coat cupboard/ shoe storage, Cloakroom and Kitchen fitted with high and low level cupboards with worksurface over, tiled splash backs, fitted Electric Oven, four ring Gas Hob, fitted Fridge and Freezer with space and plumbing for washing machine and dishwasher,. There is a Lounge to the back of the house with patio doors opening onto the courtyard garden.

First Floor:

Upstairs on the first level is the Main Bedroom with Dressing area and modern en-suite shower room, and further Double Bedroom.

Second Floor:

On the second floor there is another Double Bedroom and the Family Bathroom.



OUTSIDE

To the front of the property there is a low picket fence with gate, brick path to front door, mature shrubs and trees, and to the rear there is a patio leading to wood block steps and up to a gravelled area and in turn to the back gate leading to the two allocated parking spaces.

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 park, rowing and river activities, Tonbridge indoor/outdoor swimming pools, Angel leisure centre, the annual summer carnival; plus the historic Tonbridge castle which offers many more activities and numerous popular yearly events. Edit | Delete

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

