



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 3 Bedrooms
- Security Deposit: £1,961
- Council Tax Band: C
- Available mid May
- Energy Efficiency Rating: E
- Low Maintenance Garden

Western Road, TUNBRIDGE WELLS

£1,700 pcm



Western Road, Tunbridge Wells, TN1 2JQ

Well presented Family Home situated in a popular residential area within easy reach of the Town Centre and Main Line Station, with the delightful Grosvenor & Hilbert Park only a few minutes walk.

ACCOMMODATION:

Ground Floor: To the front of the property there is a good size Living Room which benefits from plenty of natural light from the large bay window. The room is neutrally decorated with wood flooring which continues through into the Dining Room with useful under stairs storage cupboard. The well appointed fitted Kitchen is situated to the rear of the property and is another room flooded with natural light from its side and rear windows which overlook the courtyard and low maintenance Garden. The modern Kitchen is fitted with a good range of wall and base level storage cupboards, and includes the free standing Washing Machine and Fridge Freezer as well as the integrated Electric Oven and Hob.

First Floor: The Master Bedroom is positioned at the front of the house while to the rear there is a single Bedroom and Family Bathroom which comprises a white suite with shower over the bath, low level w/c and wash basin. There are fitted storage cupboards and additional space for free standing storage on the first floor landing.

Second Floor: A further single Bedroom to the rear and a useful loft room to the front complete the accommodation.

Outside: To the rear of the property there is a courtyard area which provides ample space for outdoor dining, and a raised lawn area with mature shrub borders. A large storage shed is also included.



SITUATION

The Town Centre is around a 5 minute walk and offers excellent multiple shopping facilities including the Royal Victoria Place shopping mall and the Calverley Road precinct. For more specialist shops, boutiques and restaurants, these can be found in the southern part of the town, within the old High Street and historic Pantiles. The town is well served by a variety of schools, both state and independent, for children of all ages. Recreational facilities include the Tunbridge Wells Sports & Indoor Tennis Centre on St John's Road, central theatre and out of town there is the Knights Park Leisure Centre with its multiscreen cinema, tenpin bowling complex and private health club.

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.

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| Heathfield | 01435 862211 |
| Crowborough | 01892 665666 |
| Southborough | 01892 511311 |
| Tunbridge Wells | 01892 511211 |
| Letting & Management | 01892 528888 |
| Associate London Office | 02070 791568 |

