

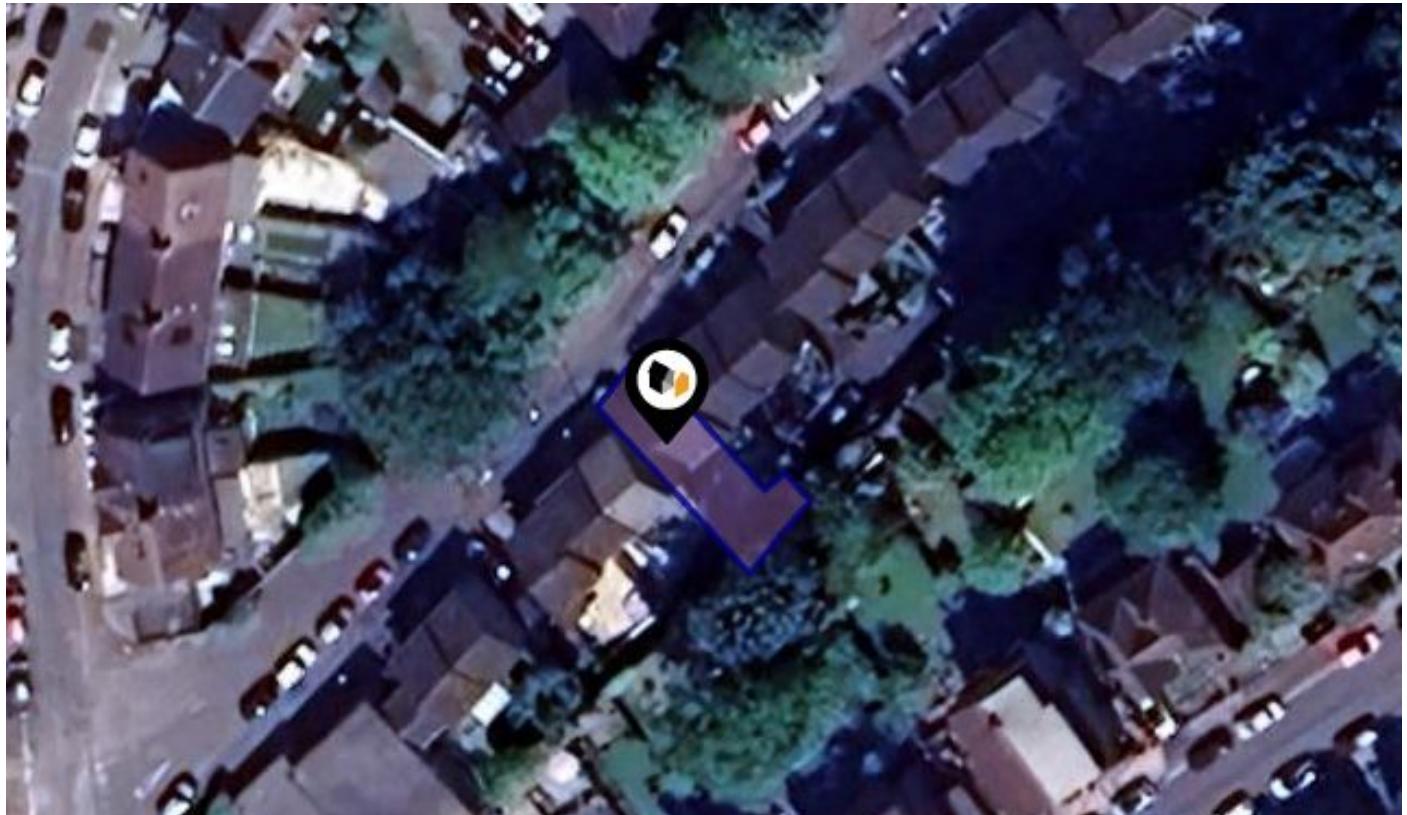


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 21st August 2024



ALL SAINTS RISE, TUNBRIDGE WELLS, TN4

OIRO : £315,000

Martin & Co Tunbridge Wells

11 Vale Road Tunbridge Wells Kent TN1 1BS

01892 543856

david.rogers@martinco.com

www.martinco.com/estate-agents-and-letting-agents/branch/tunbridge-wells



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Property

Type:	Semi-Detached	OIRO:	£315,000
Bedrooms:	2	Tenure:	Freehold
Floor Area:	581 ft ² / 54 m ²		
Plot Area:	0.03 acres		
Year Built :	1983-1990		
Council Tax :	Band C		
Annual Estimate:	£1,989		
Title Number:	K575977		

Local Area

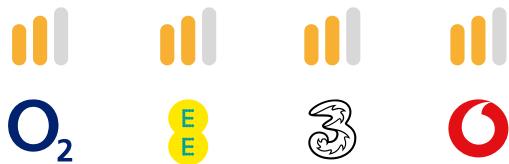
Local Authority:	Tunbridge wells
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Medium

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

15 mb/s	69 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



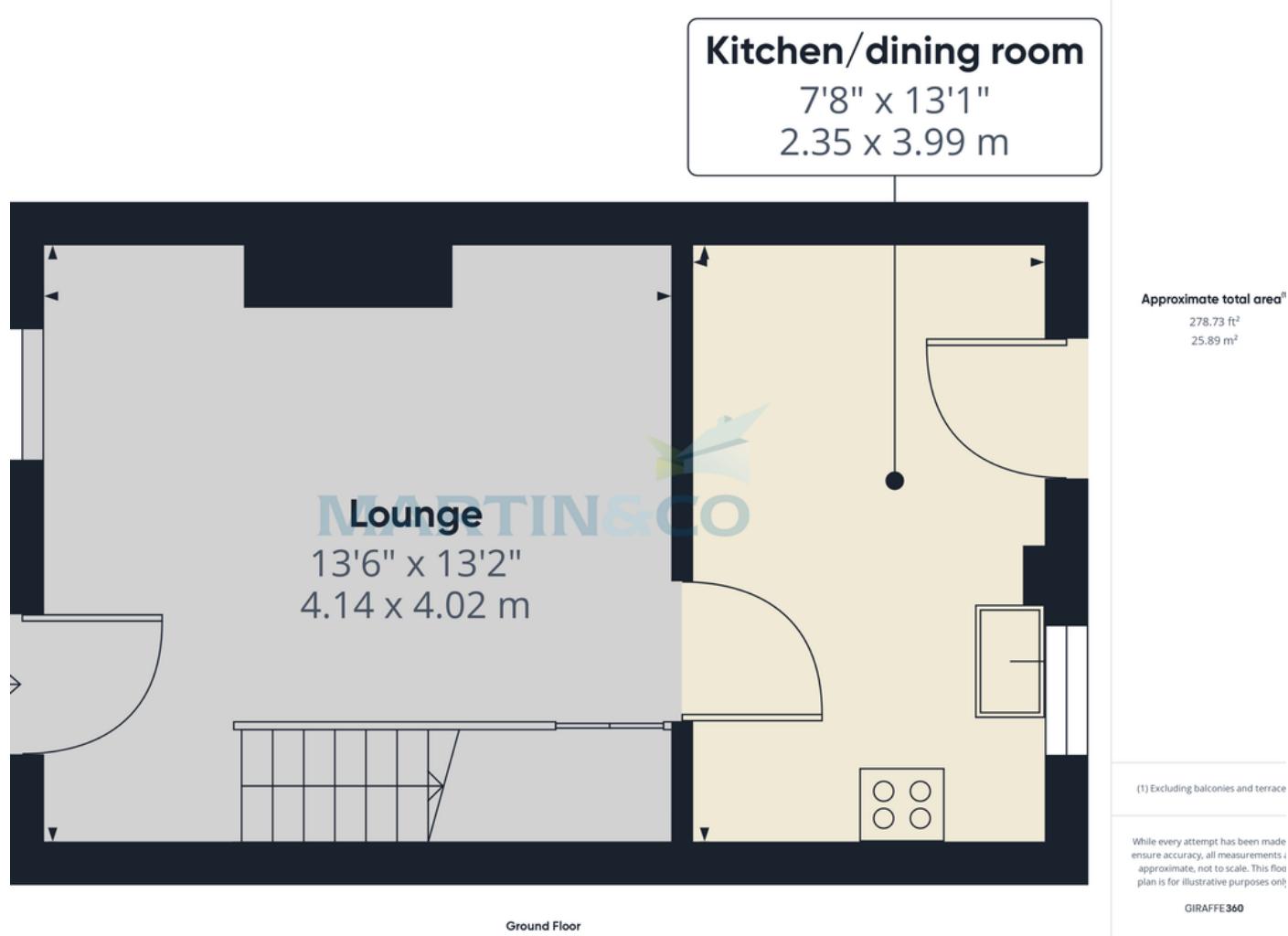
Gallery Photos



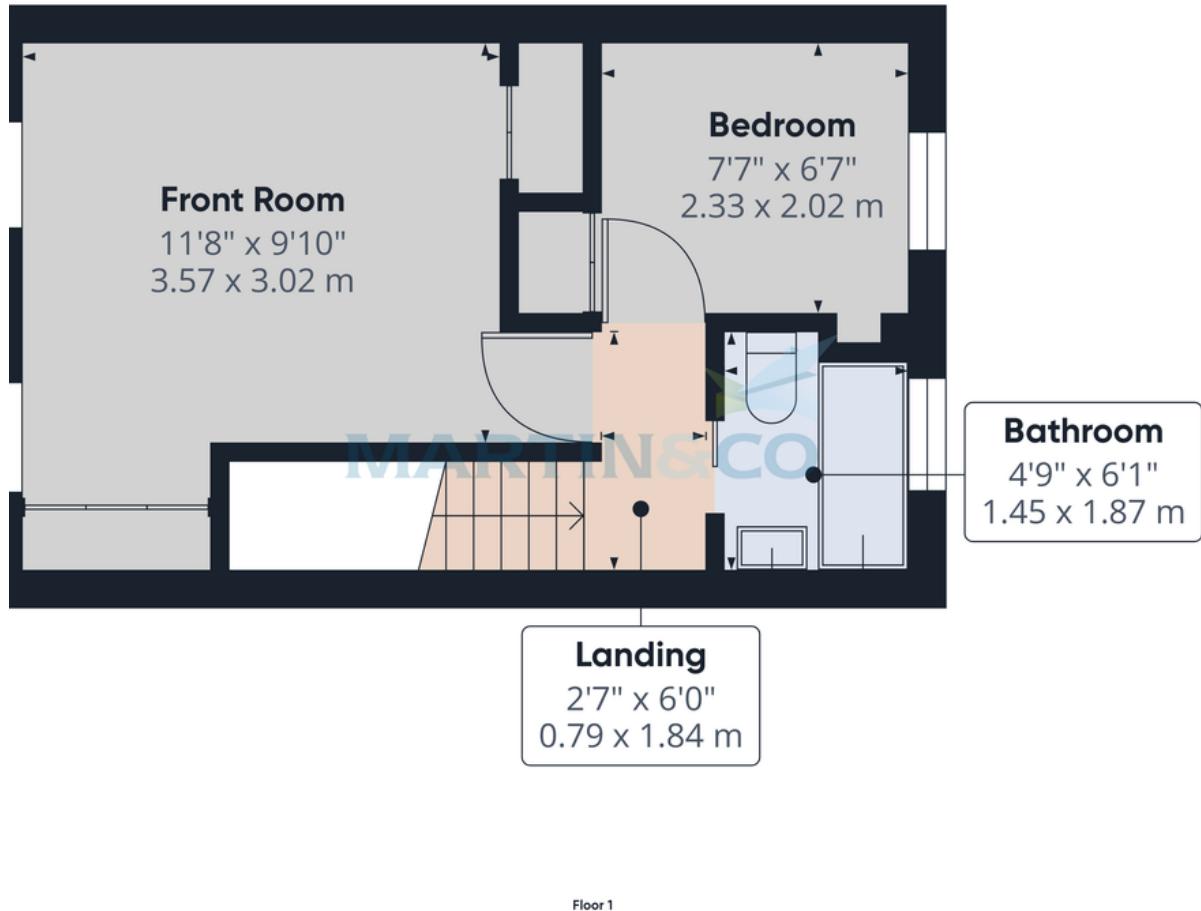
Gallery Photos



ALL SAINTS RISE, TUNBRIDGE WELLS, TN4



ALL SAINTS RISE, TUNBRIDGE WELLS, TN4



Property EPC - Certificate



All Saints Rise, All Saints Road, TN4

Energy rating

E

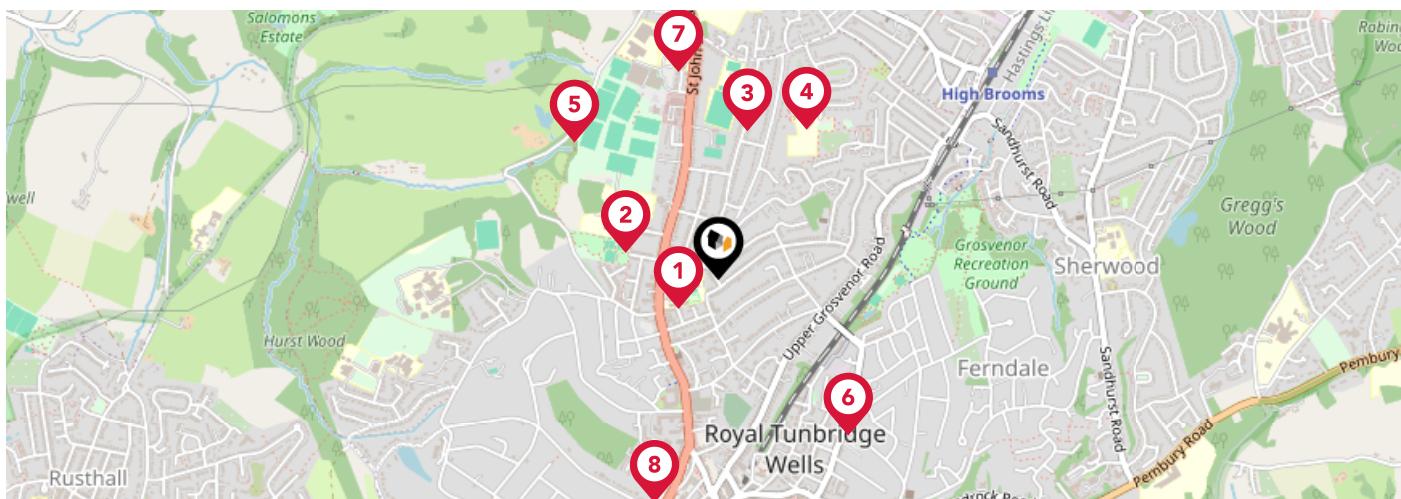
Valid until 01.10.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Additional EPC Data

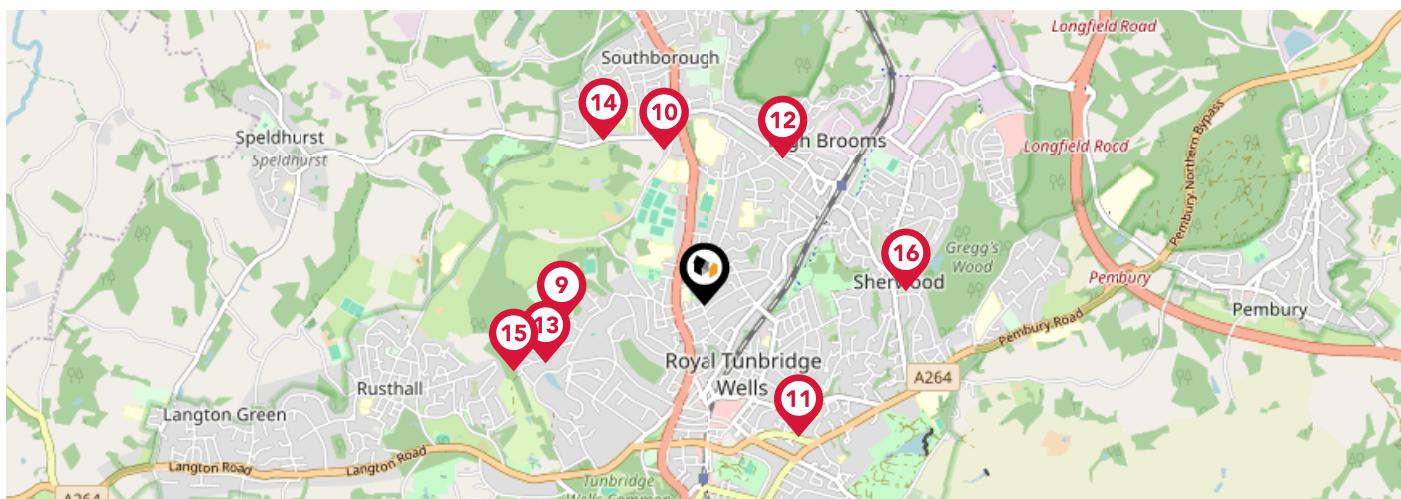
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	54 m ²

Area Schools



Nursery Primary Secondary College Private

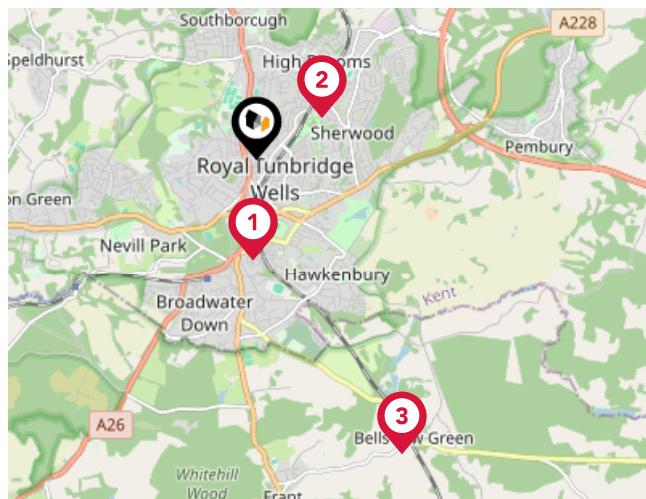
1	The Skinners' School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 1118 Distance:0.11					
2	Tunbridge Wells Girls' Grammar School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 1042 Distance:0.22					
3	St Augustine's Catholic Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 273 Distance:0.35					
4	St John's Church of England Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 630 Distance:0.41					
5	St Gregory's Catholic School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 1313 Distance:0.46					
6	St Barnabas CofE VA Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 204 Distance:0.47					
7	Tunbridge Wells Grammar School for Boys	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 1730 Distance:0.49					
8	The Wells Free School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 210 Distance:0.54					



Nursery Primary Secondary College Private

			Nursery	Primary	Secondary	College	Private
	Bennett Memorial Diocesan School		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 1897 Distance:0.67						
	Two Bridges School		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Special Measures Pupils: 1 Distance:0.75						
	St James' Church of England Voluntary Aided Primary School		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 629 Distance:0.75						
	St Matthew's High Brooms Church of England Voluntary Controlled Primary School		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 358 Distance:0.77						
	Rose Hill School		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 242 Distance:0.79						
	Southborough CofE Primary School		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 614 Distance:0.9						
	Bishops Down Primary and Nursery School		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 224 Distance:0.94						
	Temple Grove Academy		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 197 Distance:0.94						

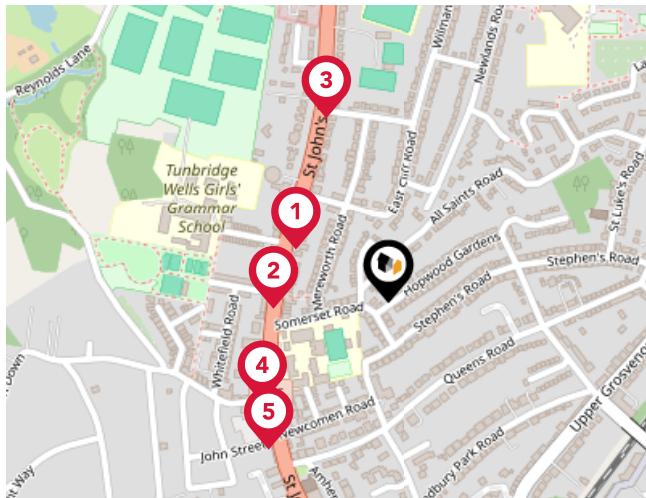
Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Tunbridge Wells Rail Station	0.95 miles
2	High Brooms Rail Station	0.72 miles
3	Frant Rail Station	3.07 miles

Area Transport (Local)



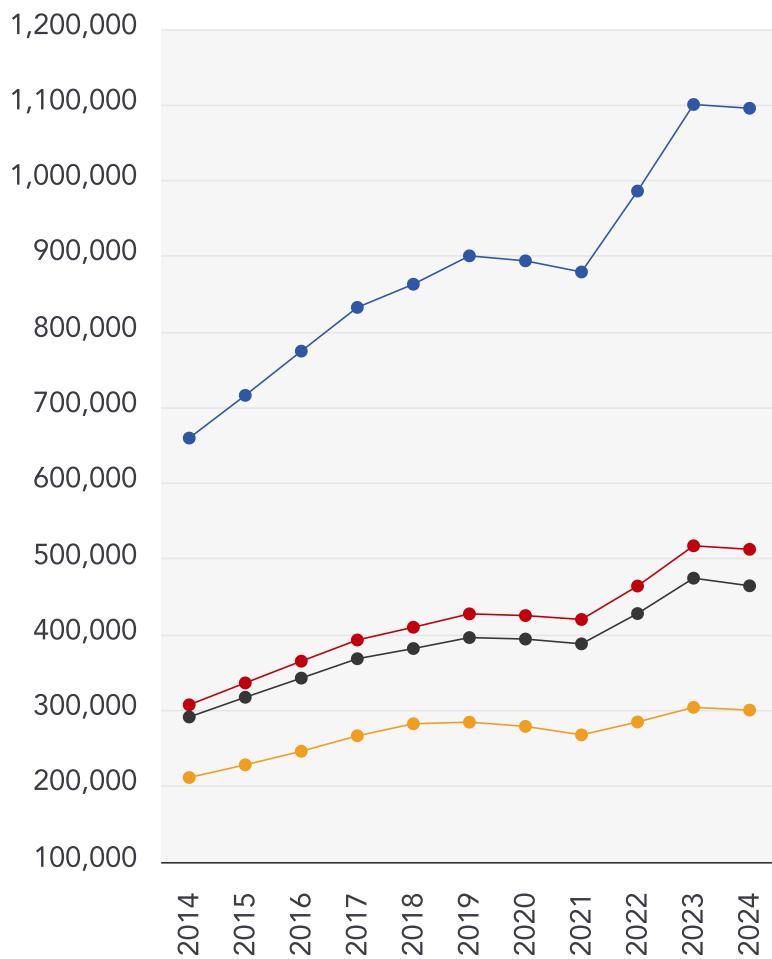
Bus Stops/Stations

Pin	Name	Distance
1	East Cliff Road	0.12 miles
2	Beltring Road	0.13 miles
3	YMCA	0.23 miles
4	The Skinners' School	0.19 miles
5	Culverden Down	0.22 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in TN4



Detached

+66.01%

Semi-Detached

+66.77%

Terraced

+59.45%

Flat

+42.08%



Martin & Co Tunbridge Wells

Here at Martin & Co Tunbridge Wells, we're proud to have been providing specialist advice and guidance across all areas of the residential property market to the communities of Tunbridge Wells, Southborough, Rusthall, Langton Green, Crowborough, and Pembury since 2009.

Franchisee David Rogers brings over thirty years' experience within the industry, encompassing everything from estate agency and property management, to new build development, and is a member of the Association of Residential Lettings Agency (ARLA) and the National Association of Estate Agents (NAEA).

Martin & Co Tunbridge Wells

Testimonials



Testimonial 1



We dealt with David from Martin and Co, when we were buying our family home during this pandemic. Despite David representing the seller and not us, we were impressed with David's efficiency, politeness and understanding of people. I feel with David's help, the purchase went much smoother and the process was much quicker than we expected. David is very professional and prompt in dealing with any query you have.

Testimonial 2



Happy to vouch for Martin & Co as both Sales and Lettings. Managed the renting of my property very well. David and the rest of his team were always available and quick to respond. Would definitely highly recommend. Personalized property portal for managing the rental very efficient. Same applies to sales.

Testimonial 3



We had a fantastic experience with Martin & Co in Tunbridge Wells. We were impressed by their reasonable rates, quick responses and the efforts which they went to in marketing our property – the 360 degree photo tour which they created was fantastic. A huge bonus for us is that Martin & Co don't try to sell financial products, which means that their only motivation is to sell the property to the best buyer. A big thank you to David for all your hard work.



/Martin-Co-Tunbridge-Wells



/mac_tunbridge_w

Martin & Co Tunbridge Wells

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

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Martin & Co Tunbridge Wells

11 Vale Road Tunbridge Wells Kent TN1
1BS
01892 543856
david.rogers@martinco.com
www.martinco.com/estate-agents-and-letting-agents/branch/tunbridge-wells

