



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bedrooms
- Security Deposit: £1,673
- Council Tax Band: B
- Available late May
- Energy Efficiency Rating: D
- Gas Central Heating

Stephens Road, TUNBRIDGE WELLS

£1,450 pcm



Stephens Road, Tunbridge Wells, TN4 9JE

This well presented property arranged over 3 floors is tastefully decorated throughout and is offered Part Furnished ready for occupation at the end of May.

ACCOMMODATION

Covered Entrance Porch with door to; Entrance Hallway with stairs to the first floor.

First Floor:

To the front of the property there is a spacious Living Room with neutral decor and flooring. This room benefits from wonderful natural light with attractive shutters to the windows and feature fireplace. To the rear there is a well appointed and well presented Kitchen/Diner with a range of appliances and ample storage in under counter and wall mounted cupboards.

Second Floor:

Stairs from the first floor landing lead up to the second floor where you will find the Bathroom which comprises a modern white suite with shower over the bath, and 2 Double Bedrooms. The smaller Bedroom to the rear enjoys far reaching views while the principal Bedroom to the front is fitted with a superb range of fitted wardrobes and cupboard storage.

OUTSIDE

On road parking is available in Stephens Road.



SITUATION

Stephens Road has continued to be one of Tunbridge Wells' most requested locations. The convenience of being able to walk to a main line station and busy town centre within under a mile and a short walk to a wide selection of well-regarded schools, makes this road particularly popular with families and commuters alike. Recreational facilities include a wide range of venues in which to dine, from chic hotels, trend setting gastro pubs and stylish bars. The town also has a wealth of open green space encompassing natural woodland and maintained grounds and parks and if you prefer something more energetic, the town is well supplied with gyms, a large well-equipped sports centre, several golf courses and a number of sports pitches and playgrounds. To satisfy the appetite for culture, there are two theatres, art galleries.

VIEWING

Strictly by prior appointment with the Landlord via 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

