



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 5 Bedrooms
- Security Deposit: £2,307
- Council Tax Band: E
- Available Now
- Energy Efficiency Rating: D
- Off Road Parking

Sandhurst Road, TUNBRIDGE WELLS

£2,000 pcm



Sandhurst Road, Tunbridge Wells, TN2 3SP

Situated within a short walk of High Brooms station and with the benefit of Off Road Parking, Garage and front and rear Gardens, this neutrally decorated family home offers spacious and versatile accommodation in a convenient location close to a number of local amenities.

ACCOMMODATION

Ground floor:

Entrance Porch leading to inner Hallway; Large L Shaped Living Room/Dining Room with access to the rear Garden from the Living Room; Kitchen fitted with a range of wall and base level cupboards; Cloakroom; Utility Room and Ground Floor Bedroom/Study. There is an internal door to the Garage from the main entrance hall.

First Floor:

Master Bedroom with fitted wardrobes, 3 Further Bedrooms and a Family Bathroom

Outside:

To the front the house has off road parking and a large area of lawn with side access to the rear. The enclosed rear garden includes a raised patio area with lawn below.



SITUATION

The property is situated close to a local convenience store, pub and within approximately 0.8 miles distance of High Brooms station with its commuter services to London Charing Cross/London Bridge. Approximately 0.7 miles walking distance, you will find the North Farm Retail and Leisure Park to include an Asda supermarket, along with Marks & Spencer and John Lewis outlet centres, multiplex cinema, health clubs and bowling alley. The property is also conveniently located for easy access onto the A21 road network which in turn links with the M25. Leisure facilities include a wide selection of sports clubs, local parks and access to surrounding countryside and local villages.

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

