



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bedrooms
- Security Deposit: £1,615
- Available August
- Council Tax Band: D
- Energy Efficiency Rating: D
- Private Garden

Station Road, Mayfield

£1,400 pcm



Station Road, , Mayfield, , TN20 6BW

A PICTURESQUE TWO BEDROOM COACH HOUSE SITUATED IN A SOUGHT AFTER LOCATION WITHIN THE HEART OF THE VILLAGE CENTRE

Wood & Pilcher are pleased to offer this beautiful detached former Victorian coach house with parking for two cars.

ACCOMMODATION:

The property consists of a sitting room with door to a private rear garden and fully fitted kitchen/dining area. On the first floor, there are two double bedrooms, the master has a built in wardrobe, and family bathroom with electric shower over bath. The property also comes with a large garage that has light and power.

SITUATION

The house occupies a highly desirable and very convenient position within a short level walk of Mayfield High Street, which has a small supermarket, butcher, baker, chemist, greengrocer, hairdressers, gift shops, bank, post office, dental surgery, hotel and public house, parish church and a primary school. There are community colleges (comprehensive schools) at Wadhurst and Heathfield, which are both about 5 miles distant. Within the area, there are also a number of other state and independent schools, both at primary and secondary levels. Tunbridge Wells is about 9 miles distant and offers multiple shopping facilities. There are mainline stations with commuter services to London Charing Cross/Cannon Street in about an hour at both Tunbridge Wells and Wadhurst. The area is well favoured with good sporting, leisure and recreational facilities, including a tennis club in Mayfield village.



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

