



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Zero Deposit Option Available
- Brand New Detached Five Bedroom Home
- Energy Efficiency Rating: B
- Available: End of November
- Council Tax Band: G
- Kitchen/Diner, Family Room, & Sitting Room

Eridge Road, Crowborough

£3,700 pcm



Eridge Road, Crowborough, TN6 2XA

****Zero Deposit Option Available****

ACCOMODATION

Grove House offers an extremely spacious and adaptable family home arranged over two floors with generous accommodation throughout. The property includes a 'Vaillant' air source heat pump to provide central heating and hot water, underfloor heating to the ground floor and radiators to the first floor. Tiled floors to kitchen, utility and bathrooms and carpets to the remaining rooms. Good sized patio area and turf to rear gardens, outside lighting, power point and tap. Double garage with electric up and over door and power and light.

The property comprises a large living room, dining room and a generous size kitchen/diner, with bi-fold doors leading out onto the rear garden. Further features include a downstairs cloakroom, utility area and a study.

Upstairs are five double bedrooms, two of which have en-suite shower rooms and a modern bathroom.

OUTSIDE

Externally there is a large rear garden, patio area, double garage and a good size driveway.



SITUATION

The apartment is in a central location within Crowborough which has a good range of shopping facilities, junior and senior schooling with mainline rail service at nearby Jarvis Brook with services to London in about one hour. The larger spa town of Royal Tunbridge Wells is about 8 miles distance whilst the coastal resorts of both Brighton and Eastbourne can be reached well within one hour's drive.

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 |

