



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Four Double Bedrooms
- EPC Rating: D
- Council Tax Band: D
- Available Mid December
- Security Deposit: £2,192
- Gas Central Heating

Vale Road, Southborough

£1,900 pcm



Vale Road, Southborough, Tunbridge Wells, TN4 0QQ

We are delighted to present this Victorian semi-detached four double bedroom family home, offering spacious accommodation over three floors and set in a quiet road close to Southborough common and local amenities.

ACCOMMODATION

This Victorian semi-detached family home is situated in a highly desirable location in an area known as the "South of France" being close to Pennington Park and a few moments walk from the beautiful Southborough common and cricket ground as well as local shops and amenities.

Set over three floors the property is light and airy throughout and has an abundance of character and charm, as well as being contemporary in its presentation. The sitting room is a good size and has an easterly facing bay window along with a fully working open fireplace. The dining room is set to the rear of the property, has large understairs storage and is open to the kitchen which is fitted with a lovely range of grey shaker style cupboards with a contrasting worksurface. There is a utility space which houses the washing machine and tumble dryer and this in turn leads to the modern bathroom.

On the first floor you will find the principle bedroom with its triple bay window and feature fireplace as well as a further double bedroom set to the rear of the house which also has a feature fireplace and a built in wardrobe. There is also a WC located on this floor.

The top floor is home to two further double bedrooms, both with built in storage and feature cast iron fireplaces.

OUTSIDE

Outside there is a south west facing sun terrace with space for table & chairs.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 1148 ft² ... 106.7 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

SITUATION

The property is ideally situated in a popular residential part of Southborough close to local shops, bus services with good access to local schools, many within walking distance and a wide range of amenities. The area is well known for its close proximity to many well regarded primary, secondary and grammar schools. Tunbridge Wells and Tonbridge town centres are respectively 1.7 miles and 2.6 miles distant offering a wider range of shopping facilities. Mainline stations are located in both towns as well as in High Brooms, 0.9 miles away and all offer fast and frequent train services to London & the South Coast. The property is also situated for access onto the A21 which provides a direct link onto the M25 London orbital motorway. The area is also well served with good recreational facilities including Tunbridge Wells Sports and Indoor Tennis Centre in St Johns Road and the out of town Knights Park Leisure Centre which includes a tenpin bowling complex, multi screen cinema and private health club.

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

