



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bedroom Period House
- Offered as Top of Chain
- Spacious Lounge & Kitchen
- First Floor Bathroom
- On Street Parking
- Energy Efficiency Rating: C

St. Pauls Street, Tunbridge Wells

£290,000

woodandpilcher.co.uk

3 St. Pauls Street, Tunbridge Wells, TN4 8RJ

Offered as top of chain, a large two bedroom mid-terrace period cottage in a peaceful no-through-road in central Rusthall village. The property benefits most especially from a much larger lounge than one would expect for such a house, an equally good size kitchen and, an endosed rear garden. A glance at the attached floorplan will give an indication as to the space and flexibility being offered. We encourage interested parties to make an early appointment to view.

Access is via a solid door with inset opaque panels leading to:

LOUNGE:

A large room. Carpeted, two radiators, various media points, fitted cupboard to one side of the original chimney breast. Space for lounge and dining furniture and entertaining. Double glazed window to the front with fitted roller blind.

KITCHEN/BREAKFAST ROOM:

Of a good size and fitted with a range of contemporary wall and base units with a complementary work surface. Inset single bowl sink with mixer tap over. Integrated electric oven and inset four ring electric hob with feature extractor fan over. Space for washing machine. Tiled floor, radiator, good general storage space, inset spotlights to the ceiling. Space for breakfast table and chairs. Understairs cupboard area with good general storage space and space for a free standing fridge/freezer. Wall mounted 'Ariston' boiler. Double glazed window to the rear. Door leading to:

REAR LOBBY AREA:

Partially glazed double glazed door to the rear garden and stairs returning up to the first floor.

FIRST FLOOR LANDING:

Carpeted, loft access hatch, door leading to:

BEDROOM:

Fitted carpet, radiator, space for a double bed and associated bedroom furniture. Double glazed window to the front with fitted roller blind.

BATHROOM:

Pedestal wash hand basin with mixer tap over, panelled bath with taps over and further single shower head over and fitted glass screen, low level WC. Tiled floor, tiled walls, heated towel radiator, inset spotlights to the ceiling, extractor fan.



BEDROOM:

Of a good size and with space for a single bed and associated bedroom furniture, radiator. Double glazed windows to the rear with a fitted roller blind.

OUTSIDE FRONT:

Essentially a low maintenance front garden with steps leading down to the street. Retaining brickwork and wooden fencing, and a small lawn area to the front set to wood chippings.

OUTSIDE REAR:

A lower maintenance garden space with painted walls and further areas of retaining wooden fencing, external power points. Patio area to the immediate rear of the property with space for garden furniture and entertaining. Step up to a higher level set to brick paving and leading to a gate at the rear which in turn leads to a twwiten.

SITUATION:

The property is located on a small road in the village of Rusthall which has a good mix of independent retailers, a popular school and immediate access to the pretty Rusthall Common. Beyond this, Royal Tunbridge Wells has a far wider mix of social, retail and educational facilities including two theatres, multiple shopping opportunities at both North Farm retail park and the Royal Victoria Place shopping centre alongside a host of independent retailers, restaurants and bars between the historic Pantiles and Mount Pleasant. Tunbridge Wells has two mainline railway stations connecting to London termini and the south coast and there is further availability of a commuting bus in the area. Recreational facilities include local Golf, Cricket and Rugby Clubs as well as the benefit of being with a few hundred yards of the Toad Rock Retreat Pub overlooking the Toad Rocks popular with walkers.

TENURE:

Freehold

COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 615 ft² ... 57.1 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.

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