



WOOD & PILCHER



- 3 Bedrooms
- Security Deposit: £1,442
- Council Tax Band: C
- Available November
- Energy Efficiency Rating: D
- Popular Location

**North Street, TUNBRIDGE WELLS**

**£1,250 pcm**

[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)



**North Street, Tunbridge Wells, Kent, TN2 4SS**

Extremely well presented 3 bedroom family home situated in a sought after location within easy walking distance of the town & station.

## **ACCOMMODATION**

### **Ground Floor**

Front door leading to living room with feature fireplace, dining room with under stairs storage cupboard and tiled floor and kitchen with range of wall and base units, integrated electric oven with four ring gas hob, fridge/freezer, dishwasher, washing machine and single double glazed door leading to the rear garden.

### **First Floor**

Bedroom two with feature fireplace, bedroom three / study and bathroom comprising a panelled bath with shower over and glass shower screen, pedestal wash hand basin and low level WC.

### **Second Floor**

Double aspect master suite with wall mounted TV and en-suite shower room comprising a shower cubicle, pedestal wash hand basin and a low level WC.

### **Exterior**

There is a low maintenance decked garden to the rear ideal for entertaining.





## SITUATION

The property is situated in a residential one way street located in the popular and sought after St Peters area which is a short walk from the stunning Dunorlan Park, approximately half a mile walking distance from either the town centre, including Royal Victoria Place Shopping Mall and Calverley Road Precinct, where most of the multiple High Street retailers are represented. There is a similar walk to the main line station which has commuter services to London Charing Cross/Cannon Street. Also within this part of the town is the old High Street and historic Pantiles which hosts a number of independent retailers and a selection of vibrant cafes, restaurants and bars.

Within the area are a number of recreational facilities which include nearby Dunorlan Park with its boating lake, together with local rugby, golf and cricket clubs, whilst out of town there are sports centres, private health clubs and cinema.

## 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.

Tonbridge	01732 351135
Heathfield	01435 862211
Crowborough	01892 665666
Southborough	01892 511311
Tunbridge Wells	01892 511211
Letting & Management	01892 528888
Associate London Office	02070 791568

