



# WOOD & PILCHER



- 2 Bedrooms
- Security Deposit: £1,425
- Council Tax Band: D
- Available early December
- Energy Efficiency Rating: D
- Agent's Fees Apply

**Paynsbridge Way, HORAM**

**£950 pcm**



**Paynsbridge Way, Horam, Heathfield, East Sussex TN21 0HQ**

An extremely well presented two bedroom semi detached house, which is situated in a sought after village location. The property benefits from gas central heating, enclosed rear garden and a garage and driveway.

## **ACCOMMODATION**

### **Ground Floor**

Entrance porch leading to a light and spacious double aspect living room with under stairs storage cupboard, wood flooring and stairs leading to the first floor. Modern kitchen comprising of wall and base units, integrated electric oven with five ring gas hob and extractor hood over, space for fridge / freezer, space and plumbing for a washing machine, laminate flooring and door to the rear garden.

### **First Floor**

Upstairs there are two bedrooms and a bathroom comprising a white suite with panelled bath with shower over and glass shower screen, pedestal wash hand basin, low level WC, vinyl flooring and storage cupboard.

### **Exterior**

To the front of the house there is a small area of lawn and a pathway leading to the front door. To the rear of the property there is a good sized garden with patio seating area and steps leading to the remainder of the garden which is mainly laid to lawn with flower borders and five bar wooden gate leading to the driveway and in turn the detached garage with up and over door.



## 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.

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### Important Notice

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 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 plans are for guidance only and are not necessarily comprehensive. 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 must satisfy themselves as to their adequacy and condition. We have not investigated Title, or their existence of any Covenants or other legal matters which may affect the property.

Agent Note: Please note that not everything in the photographs may be included in the sale.

**TERMS & CONDITIONS FOR TENANCY (SUBJECT TO CONTRACT)  
AND INFORMATION FOR PROSPECTIVE TENANTS**

1. A holding fee will be initially required to secure a property, subject to the Landlords approval. This will then be deducted from the commencement costs as shown below:

<b>Holding Fee</b>	<b>Monthly rental</b>
£200.00	under £500.00
£300.00	£500.00 - £999.99
£450.00	£1,000.00 and over

The Holding Fee will be allocated towards the commencement costs (Tenancy Agreement fee, credit searches references and first months rent) upon signing the Tenancy Agreement. Should the Tenancy not proceed however, monies will be retained in respect of one or all of the following: -

- Offer rejected due to unsatisfactory references - **£60.00 per Tenant and £60.00 per Guarantor**
- Withdrawal from the proposed tenancy by you after the offer has been accepted. **Full Holding Fee to be retained.**

2. **COSTS PAYABLE BEFORE THE COMMENCEMENT OF A TENANCY:-**

One months rent

Security deposit (Equal to one and a half months rent)

Tenancy Agreement fee - Assured Shorthold: **£120.00** , Non Housing Act/Company: **£180.00**

Credit searches and references **£60.00** per Tenant, **£60.00** per Guarantor (if required), **£100.00**

for Company Referencing

Less Holding Fee paid beforehand (see above)

***Please note commencement costs must be paid in cleared funds, i.e. 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. Tenancies are usually for a period of at least six months.
5. All rents are exclusive of council tax, electricity, gas, oil, telephone, water and sewage charges - unless otherwise agreed.
6. A draft copy of the Tenancy Agreement is available in our office for perusal between the hours of 09:00 – 16:30 Monday to Friday.
7. A Tenancy Extension Fee will be charged (currently £50.00).
8. At the end of the Tenancy a check out fee will be charged.
9. Stamp Duty Land Tax may be payable on the Tenants copy of the Tenancy Agreement.

**ALL FEES ARE INCLUSIVE OF VAT AT 20%**

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

