



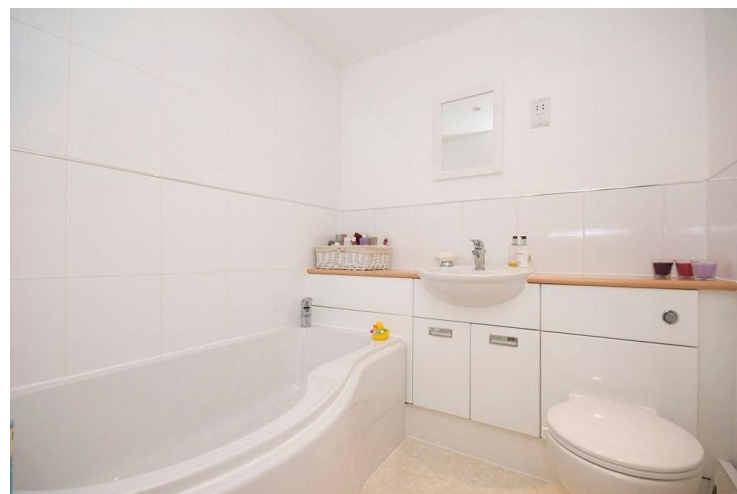
## WOOD & PILCHER



- 2 Double Bedrooms
- Deposit: £1,153
- Council Tax Band: D
- Available October
- Energy Efficiency Rating: C
- Off Road Parking for 2 Cars

**Underwood Rise, TUNBRIDGE WELLS**

**£1,000 pcm**



## Underwood Rise, Tunbridge Wells, TN2 5RY

Found in a tucked away position on the south side of Town, is this Two Bedroom home situated within a small row of similar style properties at the end of a cul de sac.

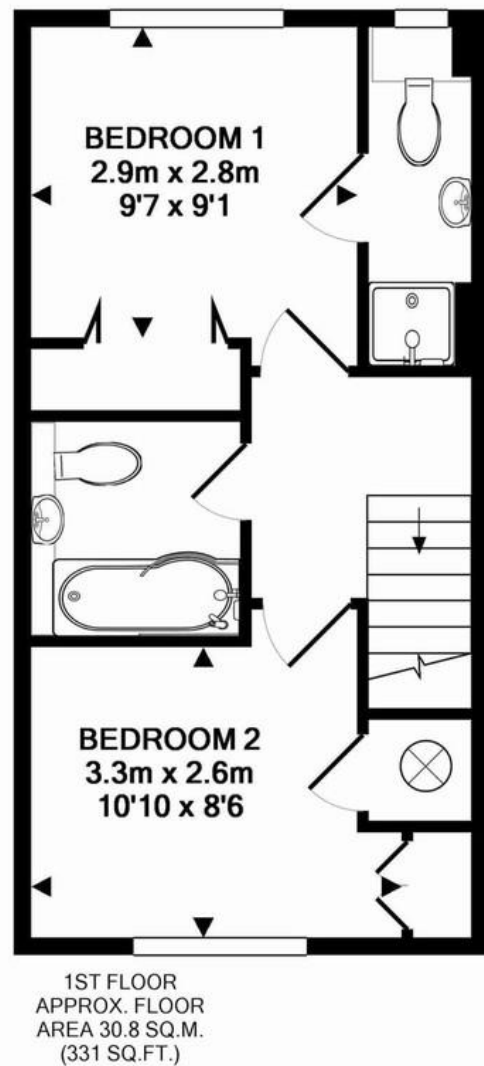
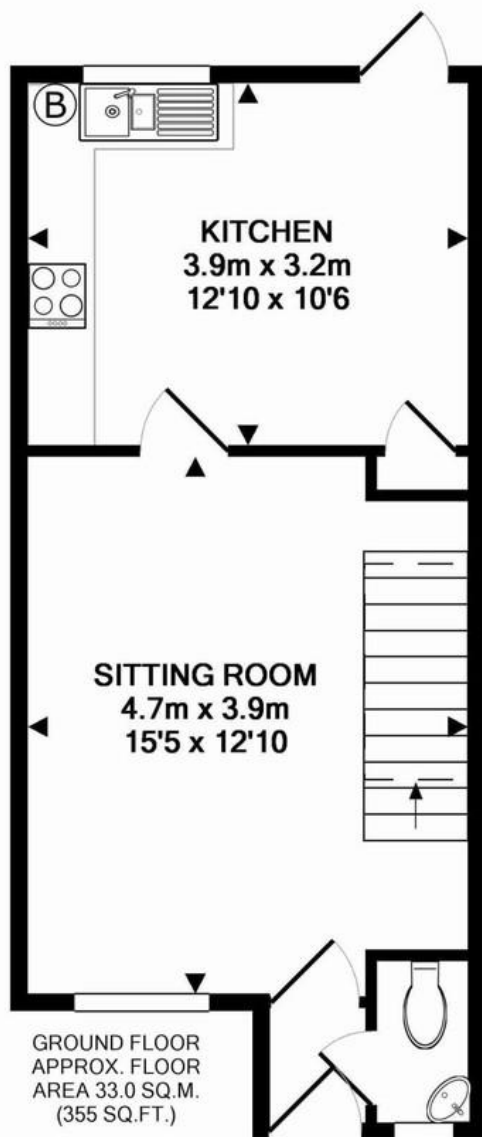
The property's features include gas central heating via radiators, double glazing, downstairs cloakroom, kitchen, dining room with built in appliances. At first floor there are two well proportioned bedrooms with the master bedroom having an en suite shower room in addition to a separate bathroom.

## ACCOMMODATION

**Ground Floor:** Entrance Porch leading to downstairs Cloakroom with white low level wc and pedestal wash hand basin, Sitting Room with window to front and door at the rear leading to Kitchen/Dining Room which is fitted with a range of wall and base units with work surfaces over, stainless steel single drainer one and a half bowl sink unit with mixer taps, Washing Machine, Electric Oven, Gas Hob with filter hood above, plumbing for dishwasher and space for Fridge/Freezer. Access to the low maintenance rear Garden is from the Kitchen/Dining Room..

**First Floor:** Stairs from sitting room to First Floor Landing in turn leading to; Bedroom 1 to the rear with built in double wardrobe and En Suite Shower Room, Bedroom 2 to the front of the house with built in double wardrobe and airing cupboard and the Family Bathroom with white suite comprising of a panelled bath with mixer taps, counter sink, low level wc and built in cupboards,

**Exterior:** Decked area with wooden balustrade leading to low maintenance garden with storage shed and rear gate. To the front of the property there are 2 Allocated Parking Spaces.



**SITUATION:** The property is situated within a mile of the historic Pantiles, with its pavement cafés, bistros and wine bars. Approximately ½ a mile is the old High Street of Tunbridge Wells, with its specialist shops, boutiques, cafés and mainline station, which provides fast and frequent train services to London and the south coast. A further ¼ of a mile walking distance gives access to the main shopping area of Tunbridge Wells, where most of the High Street retailers are represented within the Royal Victoria Place shopping mall and the Calverley Road precinct. The area in general is well served with a variety of good schools, both state and independent, for children of all ages, whilst recreational facilities include two theatres, Tunbridge Wells Sports & Indoor Tennis Centre, golf, cricket and rugby clubs and the out of town Knights Park Leisure Centre, with tenpin bowling complex and multiscreen 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

