



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 3 Bedrooms
- Security Deposit: £1,788
- Council Tax Band: D
- Available September
- Energy Efficiency Rating: D
- Off Road Parking

**High Street, BLACKBOYS**

**£1,550 pcm**



**High Street, Blackboys, Uckfield, TN22 5JS**

A well presented and spacious 3 bedroom family home offering a wonderful mix of modern design and décor while retaining plenty of original features and character. The property is situated in the heart of this favoured village with panoramic views to the rear.

**ACCOMMODATION:**

Ground Floor

Entrance Hallway with under stairs storage, Large L-Shaped Living/Dining Room, Cloakroom and a well appointed Kitchen with a range of wall and base units for storage as well as a freestanding Electric Oven and Hob with extractor over, Washing Machine, Dishwasher, Fridge and Freezer.

First Floor

Beautiful Family Bathroom with freestanding Bath and separate Shower Cubicle, Double Bedroom with 2 fitted double cupboards and a further Double Bedroom to the rear with fantastic views across the countryside.

Second Floor

The Master Bedroom suite occupies the top floor of this superb property and includes a large Double Bedroom with eaves storage, Juliette balcony with far reaching views to the rear and a fantastic fully tiled En-Suite Shower Room.



#### **OUTSIDE:**

The low maintenance rear Garden combines a patio immediately to the rear of the house with a small area of lawn with raised beds borders and raised deck at the foot of the Garden...perfect for entertaining.

#### **SITUATION:**

Situated in the small village of Blackboys with the market town of Heathfield and the larger town of Uckfield both approximately 3.5 miles distant. Uckfield offer comprehensive shopping, banking and schooling facilities as well as excellent links to the south coast via the A22 and London via the railway station. Excellent sporting facilities are also found nearby including golf and leisure at the East Sussex National only a short drive away.

#### **VIEWINGS:**

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

