



DELVES AVENUE
TUNBRIDGE WELLS - £650,000



WOOD & PILCHER

11 Delves Avenue

Tunbridge Wells, TN2 5DP

This is a superb opportunity to acquire a three bedroom detached bungalow requiring complete refurbishment and occupying a prominent corner plot within a very desirable residential location and offers considerable development potential with planning permission passed to include a roof enlargement, dormer windows and roof lights, side and rear extensions. This will create a substantial, individual residence utilising the corner plot to its best advantage whilst still providing plenty of garden and off road parking space. The existing bungalow at present includes three bedrooms, bathroom, rear reception room and kitchen. There is night storage heaters to some of the rooms with underfloor heating fitted in the bathroom. Externally there is a 6m x 2.4m outbuilding which has been double glazed, fully insulated with vaulted ceiling and part clad walls allowing it to be used for a variety of purposes. There is a recently erected boundary fence to provide privacy to the plot and off road parking can be found at the entrance. In view of the demand we experience for such opportunities we have no hesitation in recommending interested applicants should contact us without delay to arrange a site visit. #

Existing Bungalow Accommodation Comprises:

Part glazed front entrance door to:

ENTRANCE HALL:

With doors giving access to all rooms, access to loft space, telephone point.

BEDROOM 1:

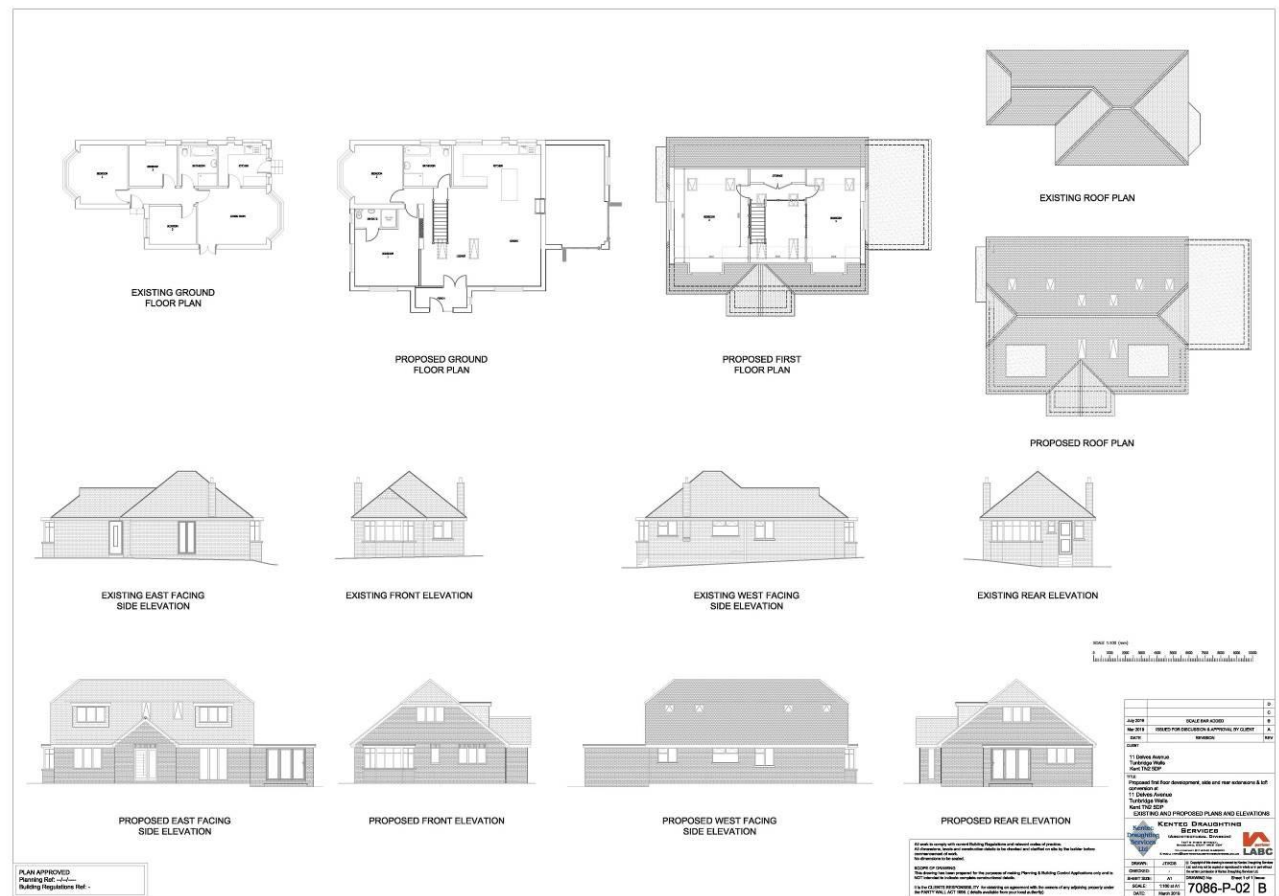
9' 10" x 12' 1" (3m x 3.7m) plus bay Double glazed bay window to front aspect, electric night store heater.

BEDROOM 2:

9' 6" x 8' 10" (2.9m x 2.7m) Double glazed window to side aspect.

BEDROOM 3:

9' 10" x 7' 2" (3m x 2.2m) Window to front aspect.



BATHROOM:

8' 6" x 7' 10" (2.6m x 2.4m) Double glazed window to side aspect. Underfloor electric heating. Wall mounted electric towel rail. White tiling to walls and floor. White suite comprising of a back to wall WC with hidden cistern, bath with mixer tap, pedestal wash hand basin with fitted towel rail and walk in shower with thermostatic pump driven mixer shower.

RECEPTION ROOM:

13' 9" x 11' 1" (4.2m x 3.4m) max plus bay Bay window to rear aspect with secondary glazed panels, double glazed French doors to side aspect. Electric night storage heater, open fireplace with tiled surround and hearth, picture rail to walls, door off to:

KITCHEN:

9' 10" x 7' 2" (3m x 2.2m) Built in cupboard containing water cylinder with shelving above. Double glazed window to side aspect and part glazed door and window to rear with steps down to garden. Range of wall and base units with areas of roll top work surface. Fitted electric hob with double oven below. One and a half bowl sink unit with mixer tap. Space and plumbing for washing machine and slimline dishwasher. Space for standing upright fridge freezer. Wall mounted fuse boxes and electricity metres in cupboard below.

OUTSIDE REAR:

The gardens are mainly laid to lawn with a selection of shrubs, plants and mature tree, fencing to boundary to provide privacy.

OUTBUILDING:

19' 8" x 7' 10" (6m x 2.4m) Double glazed sliding entrance door, double glazed full height window to rear and side aspect, double glazed roof window to vaulted ceiling. Fully insulated, part clad walls.

OUTSIDE FRONT:

Dropped curb with off street parking. There is also a dropped curb in place to the rear of the plot giving a choice of potential driveway location.



SITUATION:

Delves Avenue is a traditionally popular Tunbridge Wells address within comfortable walking distance of the Pantiles, Chapel Place and the Old High Street. Areas traditionally covering well regarded independent retailers, restaurants and bars as well as Tunbridge Wells' main line railway station itself offering fast and frequent services to both London and the south coast. Of course, the property is close to the highly regarded Claremont Primary School. The town's principal multiple shopping area including Royal Victoria Place and the Calverley Road pedestrianized precinct can be reached within a 10 minutes walk through the top of Calverley Park. Beyond this other amenities include a selection of parks and Tunbridge Wells Common, golf, cricket, rugby and bowls clubs, alongside two theatres and a further out of town retail centre at North Farm.

TENURE:

Freehold

VIEWING:

By telephone appointment with Wood & Pilcher on 01892 511211

AGENTS NOTE:

Planning decision notice. Reference 19/01882/FULL Tunbridge Wells Borough Council

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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BRANCHES AT CROWBOROUGH, HEATHFIELD, TONBRIDGE,
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www.woodandpilcher.co.uk



C/O Mr John Tomlin
Kentec Draughting Services Ltd
10-12 High Street
Snodland
Kent, ME6 5DF

28 August 2019

PLANNING DECISION NOTICE

APPLICANT:

DEVELOPMENT TYPE: Householder

APPLICATION REFERENCE: 19/01882/FULL

PROPOSAL: Proposed first floor development including: roof enlargement, dormer windows and roof lights. Side and rear extensions.

ADDRESS: 11 Delves Avenue, Royal Tunbridge Wells, Kent, TN2 5DP

The Council hereby **GRANTS** permission/consent for the proposal referred to above subject to the following Condition(s):

- (1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- (2) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing no.s: 7086-P-03 Rev.A and 7086-P-02 Rev. B.

Reason: To clarify which plans have been approved.

Tunbridge Wells Borough Council, Planning Services, Town Hall, Tunbridge Wells, Kent TN1 1RS - 01892 554604