



2 Bedroom Terraced House with Courtyard Garden

This two bedroom terraced house sits in a quiet road near Dunorlan Park and St Peter's Church. The property has a living room, a well equipped kitchen-breakfast room, and a utility area with washing machine. The downstairs bathroom has a walk-in shower and separate full length bath. Upstairs there are two double bedrooms. Outside there is an enclosed paved courtyard garden with pergola. Street permit parking. Gas central heating, double glazing throughout, EPC band C. Council tax band B. Available for long term let. Viewing highly recommended.





ACCOMMODATION

Living Room 11' 5" x 11' 1" (3.48m x 3.38m)

The living room has a double glazed window that overlooks the front garden. There is a radiator with thermostatic valve, and a TV point.

Kitchen/Breakfast Room 11' 5" x 11' 1" (3.48m x 3.38m)

The fitted kitchen is well equipped with a sink with mixer tap, a four ring electric hob and fan oven, and a full height fridge freezer. There is a double glazed window that overlooks the back of the property, and a radiator with thermostatic valve. A good range of wall and base kitchen cupboards provide plenty of storage. There is space in the room for a small table and chairs.

Utility Area

The utility area has a fitted washing machine and gas combi boiler. A back door leads to the courtyard garden.

Family Bathroom

The downstairs family bathroom has a walk-in corner shower and a separate full length bath. There is a WC, stainless steel heated towel rail and a wall mounted basin with storage underneath. The room has a wall mounted mirror with shelf, two double glazed windows, and an extractor fan.

Master Bedroom 11' 2" x 11' 1" (3.4m x 3.38m)

The master bedroom has a double glazed window that overlooks the front of the property. There is a radiator with thermostatic valve.

Bedroom 2 11' 0" x 7' 11" (3.35m x 2.41m)

The second bedroom has a double glazed window that overlooks the back of the property. There is a radiator with thermostatic valve and a fitted wardrobe cupboard.

Courtyard Garden 27' 5" x 11' 5" (8.36m x 3.48m)

The enclosed rear courtyard garden is paved with a wooden pergola and fitted seating. There is an outside tap and a side gate

Parking

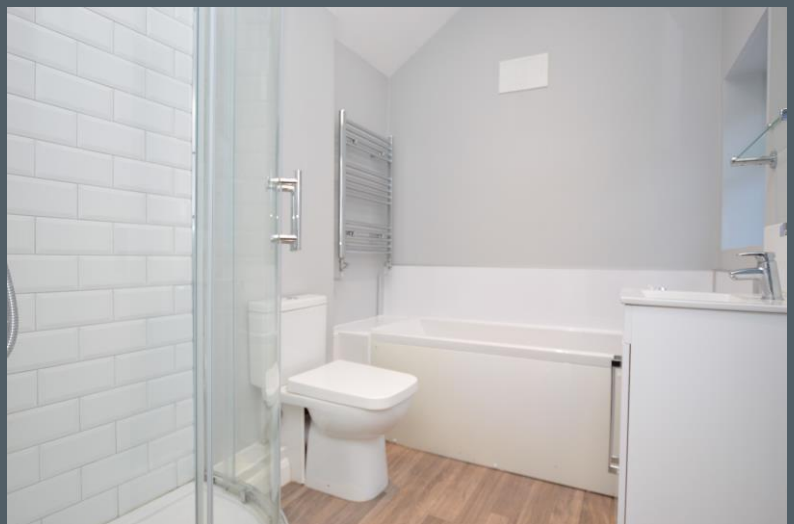
Street permit parking.

Location

The property sits on Windmill Street, close to St Peter's Church. The popular Dunorlan Park is a 3 minute walk away. Royal Victoria shopping centre is a 12 minute walk. Tunbridge Wells mainline station with its train services to London is less than a mile away.

EPC & Council Tax

Energy Performance Certificate band C. Tunbridge Wells council tax band B, £1821.24 for 2025-26.

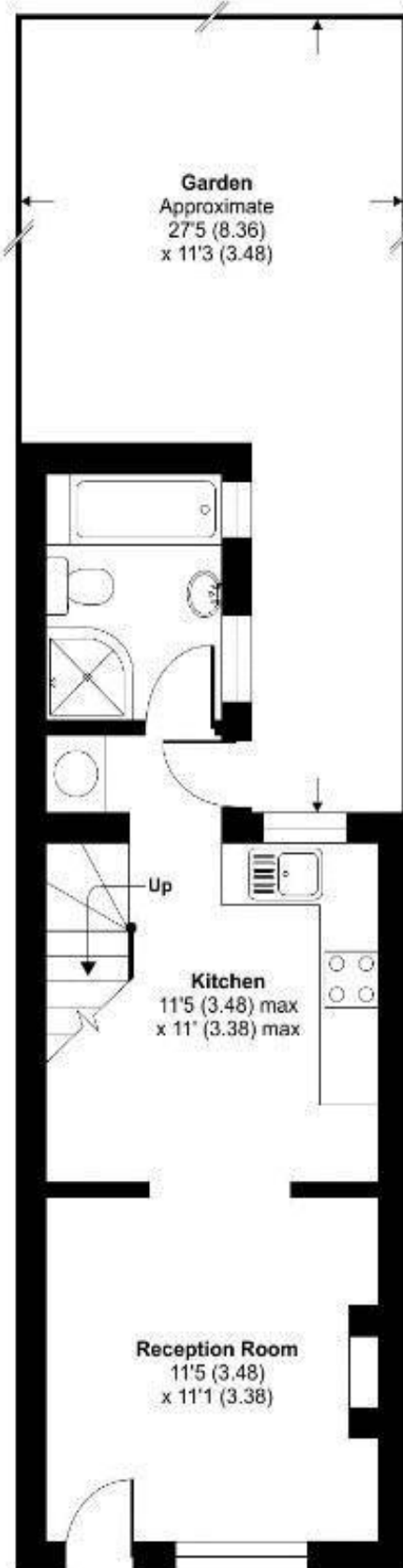




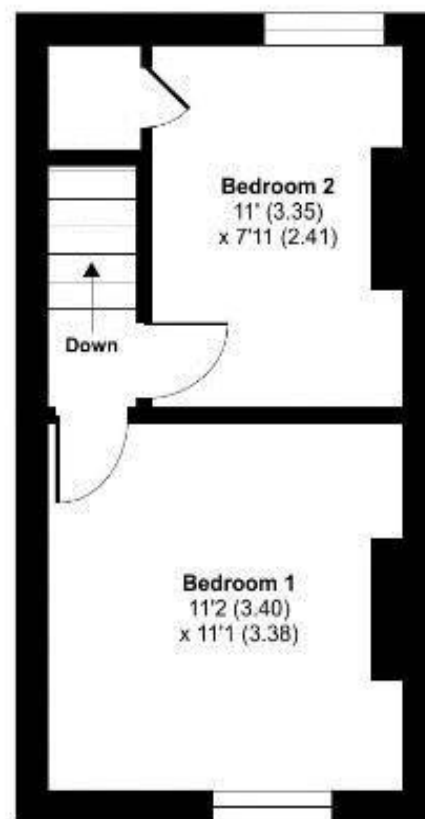
FLOOR PLAN

Windmill Street, Tunbridge Wells, TN2

Approximate Area = 584 sq ft / 54.3 sq m



GROUND FLOOR



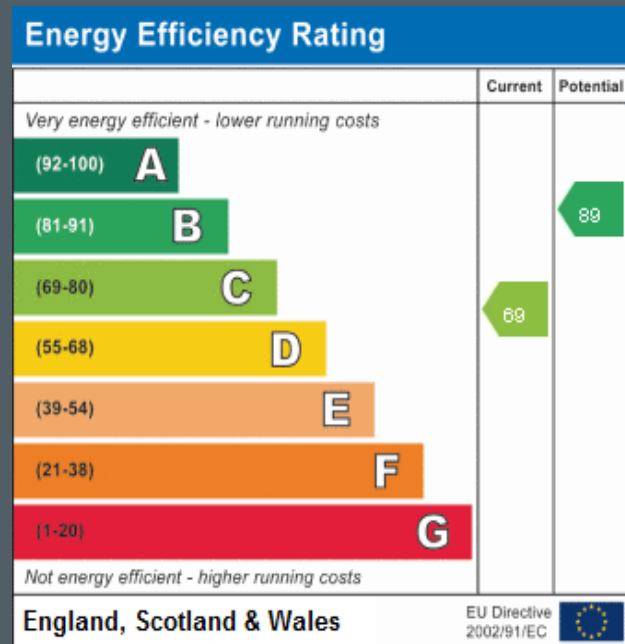
FIRST FLOOR

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Bardens

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