### When experience counts...



## Pennystroke, Station Road, GroombridgeTN3 9NB

A stunning square proportioned family home in a particularly sought after village, located on the outskirts of Tunbridge Wells, with a cricket green, local shop & post office, bakery, pubs, church and a much desired primary school. There is an attractive porch to the front leading to an inviting spacious hallway with a large arch through to the main reception room which has a double aspect and patio doors which open on to the rear terrace and garden mainly laid to lawn with surrounding hedges and shrubs. There is a further reception room and a new fully fitted kitchen dining room with doors to the side of the house where there is a sun deck. Downstairs cloakroom. Pretty stairway and chandelier to the first floor where there is an large impressive master bedroom with plenty of built in wardrobes, three further bedrooms and a contemporary bathroom. Gated driveway. Available September 2019.

- EXCEPTIONAL FAMILY HOME DETACHED HOUSE
- GATED DRIVEWAY
- AVAILABLE NOW
- 4 BEDROOMS

- ENCLOSED GARDEN
- AVAILABLE FOR A LONG LET

CHARTERED SURVEYORS • RESIDENTIAL & COMMERCIAL AGENTS • BUILDING SURVEYORS • VALUERS

I BATHROOM & WC

# Monthly Rental Of £2,750 pcm

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### **Availability Date**

Available to move into from early September 2019.

#### Important Notice Regardng Fees

TENANT FEES SCHEDULE NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER I JUNE 2019 One week's rent - £ 576.00

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).

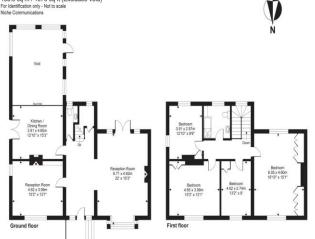
MONTHLY RENT IN ADVANCE OF: £2500.00 DEPOSIT: Five weeks' rent - £2884.00

This covers damages or defaults on the part of the tenant during the tenancy. Please ask a member of staff if you have any questions about our fees.



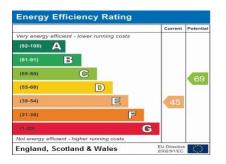
Station Road, Groombridge, Tunbridge Wells, TN3

Gross internal floor area (approx): 183.5 sq m / 1976 sq ft (Excludes Void)









Important Notice: Bracketts, 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. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.