



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Mid Terraced 3 Bed Town House
- Village Location
- Open Plan Living Area
- Ground Floor Cloakroom
- Permit Parking/Visitors & Small Garage
- Energy Efficiency Rating: B

Broomfield, Bells Yew Green

GUIDE £450,000 - £475,000

woodandpilcher.co.uk

18 Broomfield, Bells Yew Green, Tunbridge Wells, TN3 9AF

Located in Bells Yew Green, a village a little under 3 miles south of Tunbridge Wells town centre, a well presented and thoughtfully designed three bedroom terraced town house. Arranged over three storeys the property has an open plan layout to the ground floor with a generous sized kitchen/breakfast room open to a lounge and the lower maintenance rear garden, the latter being created during the current owners occupation. There are three bedrooms on the upper two floors, all of good sizes with a further family bathroom on the first floor and en-suite facility to the second. There is also a most useful study/walk-in wardrobe area again to the second floor. The property is located on a private road and whilst it does have use of a smaller garage, parking in the immediate area is protected by residents only permit parking and to this end on street parking is readily available. The property has an excellent finish throughout and a pleasing contemporary design. Equally pleasing are the rural views from most window over open countryside and farmland.

Access is via a partially glazed double glazed door with inset opaque panel leading to:

ENTRANCE LOBBY:

Areas of stone tiled flooring, fitted coir matting, stairs to the first floor, understairs storage area and areas of fitted coat hooks, wall mounted thermostatic control, coming. Double glazed window to the front with fitted blind. Door leading to:

KITCHEN/DINING ROOM:

A range of wall and base units with complementary work surface. Inset one and a half bowl sink with mixer tap over. Integrated washing machine, dishwasher, fridge and freezer. Inset double 'Bosch' electric oven and inset four ring 'Bosch' hob with extractor hood over. Feature tiled floor, areas of metro tiling, radiator, cornicing. Good areas of general storage space. Space for table and chairs. Double glazed window to the front with fitted blind. Bar area with areas of fitted shelving etc sitting between the lounge and dining rooms. This is open to:

LOUNGE:

Areas of engineered wooden flooring, single radiator, coming, various media points. Good space for lounge furniture and for entertaining. Areas of fitted shelving. Window to the rear with fitted roller blind and double glazed door to the rear garden with further double glazed panels to the side with roller blinds. Door leading to:

CLOAKROOM:

Feature tiled floor, low level WC, pedestal wash hand basin with mixer tap over, tiled splashback and wall mounted radiator, inset spotlights to the ceiling, extractor fan.

FIRST FLOOR LANDING:

Carpeted, radiator, cornicing. Double glazed window to the front with fitted blinds. Stairs returning to the second floor. Door to cupboard housing the hot water cylinder with further storage space. Door leading to:

BEDROOM:

Of a good size, carpeted, radiator. Space for a double bed and associated bedroom furniture. Two sets of double glazed windows to the rear with views across the development towards countryside beyond.

FAMILY BATHROOM:

Panelled bath with mixer tap over and single head shower attachment, pedestal wash hand basin with mixer tap, low level WC. Tiled floor, part tiled walls, wall mounted mirror fronted cabinet, wall mounted towel radiator, inset spotlights to the ceiling, extractor fan.



BEDROOM:

Carpeted, radiator. Space for a bed and associated bedroom furniture. Double glazed windows to the front with fitted blind.

SECOND FLOOR LANDING:

Carpeted, radiator. Door to large cupboard/study area with fitted desk, areas of fitted shelving, carpet and a cupboard housing the solar panel controls. Door leading to:

MASTER BEDROOM:

Carpeted, two radiators, areas of sloping ceiling, loft access hatch. Space for a double bed and associated bedroom furniture. Doors to a low level fitted wardrobe with areas of coat rails. Double glazed windows to the front with fitted blind. Door leading to:

EN-SUITE SHOWER ROOM:

Large walk-in shower cubicle with sliding glass doors and single shower head over, low level WC, pedestal wash hand basin with mixer tap over. Tiled floor, part tiled walls, heated towel radiator, inset spotlights, extractor. Areas of sloping ceiling with two inset Velux windows towards the rear.

PARKING:

The property is located on a private road with a residents permit parking scheme in place. Whilst the property does enjoy use of a garage the size of the garage may not suit the majority of contemporary vehicles but parking is available on the street, on a first come, first served basis.

OUTSIDE FRONT:

Area of paving to the front of the property with space for garden furniture and two bedding areas one with mature shrubs, rose and rosemary plantings.

OUTSIDE REAR:

The rear garden is the subject to considerable improvements by the current owners and is now effectively a low maintenance space set to paving stones with retaining wooden fencing, areas of raised shrub and rose bedding. Good space for garden furniture and entertaining. External tap. There is a gate towards the rear of the property leading towards visitors parking spaces.

SITUATION:

Bells Yew Green is a hamlet a little under three miles south of Tunbridge Wells itself. The village has a main line railway station with fast and frequent connections to both London termini and the South Coast as well as good access to the A21 trunk road which leads to the M25. Bells Yew Green has modest everyday facilities including a local shop and a well regarded public house with wider retail facilities at both Wadhurst and Tunbridge Wells, the former having two metro style supermarkets and a range of services for everyday needs alongside both primary and secondary schools and Tunbridge Wells a far wider range of social, retail and educational facilities as one would expect from a larger regional town. There is a well regarded primary school at nearby Frant. Bells Yew Green offers immediate access to beautiful areas of open Wealden countryside with Bewl Water close to hand.

TENURE: Freehold

COUNCIL TAX BAND: D

VIEWING: By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

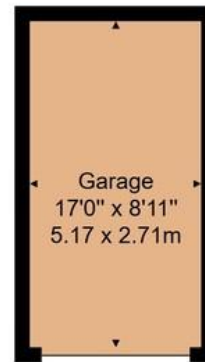
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

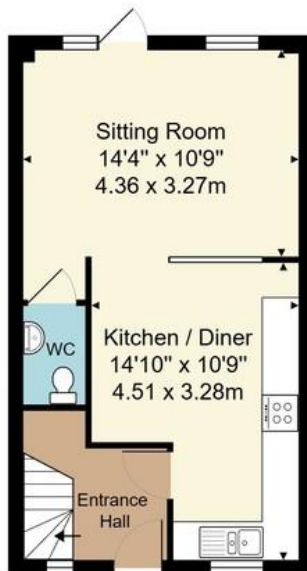
Heating - Gas Fired Central Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Garage



Ground Floor



First Floor



Second Floor

House Approx. Gross Internal Area 1036 sq. ft / 96.3 sq. m

Garage Approx. Internal Area 151 sq. ft / 14.0 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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