



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 3 Bedrooms
- Security Deposit: £1,990
- Council Tax Band: E
- Available Now
- Energy Efficiency Rating: C
- Driveway Parking

Millbrook Road, CROWBOROUGH

£1,725 pcm



Millbrook Road, Crowborough, TN6 2SA

Situated in a quiet residential area within easy reach of the Town Centre, this delightful 3 Bedroom Family home has been refurbished throughout and offers well presented accommodation with the additional benefit of driveway parking for at least 2 cars, single Garage and low maintenance enclosed rear Garden.

ACCOMMODATION

The front door opens to inner hallway which in turn leads to; Spacious Living Room to the front with stairs to the first floor, and a well appointed Kitchen/Diner to the rear with patio doors overlooking and opening onto the rear Garden. The Kitchen is fitted with a range of wall and base level cupboards and includes Electric Oven and Hob, integrated Dishwasher and space and plumbing for Washing Machine.

First Floor: To the first floor there are 3 Bedrooms. The principle Bedroom to the rear of the house includes fitted wardrobes. There are 2 further smaller Double Bedrooms to the front of the property with a fantastic new Bathroom with modern suite including shower over the bath and heated towel rail radiator, completing the accommodation.

OUTSIDE

To the front there is an attractive low maintenance Garden, with driveway parking for several cars to the side. To the rear, there is a patio area immediately outside the back door with ample space for outdoor dining, and a raised lawn with established shrub borders. A single garage is situated at the end of the driveway.



SITUATION

The town centre is approximately a half mile distant and offers a good range of shopping facilities, junior and senior schooling with mainline rail service at nearby Jarvis Brook with services to London in about one hour. The larger spa town of Royal Tunbridge Wells is about 8 miles distance whilst the coastal resorts of both Brighton and Eastbourne can be reached well within one hour's drive.

VIEWING

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.

Heathfield	01435 862211
Crowborough	01892 665666
Southborough	01892 511311
Tunbridge Wells	01892 511211
Letting & Management	01892 528888
Associate London Office	02070 791568

