



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bedrooms
- Deposit: £2,019
- Council Tax Band: B
- Available Now
- Energy Efficiency Rating: D
- Gas Central Heating

Eridge, TUNBRIDGE WELLS

£1,750 pcm



Boars Head, Crowborough, TN6 3HE

Situated in a tucked away position and with its own private garden, this delightful 2 Bedroom Lodge built in the early 1900's is well presented throughout and offers wonderful accommodation in a superb setting within easy reach of both Tunbridge Wells and Crowborough and within walking distance of Eridge train station. Finished to a high standard throughout and with attractive fixtures and fittings complimentary to the style of the property, this would be a perfect home for a working professional or couple.

ACCOMMODATION

Covered entrance porch opens to Entrance Hallway with wood flooring which continues into the Dining Room with wood burner. Steps down from the Dining Room to the modern and very well appointed Kitchen with a range of wall and base level cupboard units, integrated oven and hob with extractor over, Dishwasher and Fridge. The Dining Room also leads onto an inner hallway which in turn provides access to the main Bedroom, a good size double aspect Bedroom which is carpeted and offers ample space for a full range of Bedroom furniture, and the Shower Room which is fitted with a stylish suite which includes a walk in shower cubicle.

To the other side of the main entrance hallway there is a second Bedroom/Home office, and a spacious Living Room with some recessed fitted shelving and storage cupboard.

OUTSIDE

There is parking available outside the main gates to the shared driveway while to the rear there is a raised decking area with far reaching views, and a large enclosed garden.



SITUATION

Situated in the rural outskirts of Tunbridge Wells, this property is within a short distance of Eridge railway station providing services to London Bridge in approximately 60 minutes. Within easy reach there is a range of shopping and leisure facilities approximately 4 miles away in Crowborough, which offers several supermarkets including Waitrose. A little closer is Tunbridge Wells, approximately 3 miles distant which also offers a range of shopping and recreational facilities including The Pantiles and Royal Victoria Place Shopping Centre.

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 |

