



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 4 Bedrooms
- Security Deposit: £3,403
- Council Tax Band: F
- Available early August
- Energy Efficiency Rating: C
- 3 Reception Rooms

**Wallace Close, TUNBRIDGE WELLS**

**£2,950 pcm**



### **Wallace Close, Tunbridge Wells, TN2 5HW**

A spacious four bedroom detached home a short walk to the historic Pantiles area of town and just over a mile away from the Tunbridge Wells train station with three reception rooms, modern kitchen, large rear garden which is maintained, driveway, garage and gas fired central heating.

### **ACCOMMODATION**

On the ground floor there is an entrance porch, hallway, sitting room overlooking attractive rear garden, modern kitchen, separate dining room, family room/study and ground floor wet room. To the first floor there are 3 Double Bedrooms, a large Single Bedroom and family bathroom.

### **OUTSIDE**

A generous rear garden with a large area of lawn with mature trees and shrubs to borders, fencing to boundaries, paved patio, wooden gated side access to the front with driveway providing off road parking for several cars. Garden maintenance to be included.



## SITUATION

This family home is located within a prime residential part of Tunbridge Wells, situated on the favoured Southern area of the town. Tunbridge Wells town centre is situated approximately three quarters of a mile distant where there is a wide selection of everyday shopping facilities, many of which can be found at the Royal Victoria Place Shopping Mall and the Calverley Road Precinct, whilst the more specialist shops, boutiques and restaurants can be found within the historic High Street and Pantiles area. Tunbridge Wells main line station provides a fast and regular train service to London Charing Cross/Cannon Street and Ashford International Station via Tonbridge. Within the town there is a wide selection of schools both state and independent for children of all age groups. Recreational amenities within the area include several golf courses, the St Johns Sports and Indoor Tennis Centre and at Knights Park Leisure and Retail Outlet, there is a multiplex cinema, ten pin bowling and Virgin Active. Approximately eight miles to the South East is Bewl Water, being the largest reservoir in the South of England that provides a number of water sports including sailing, windsurfing and fly fishing.

## 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
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Southborough	01892 511311
Tunbridge Wells	01892 511211
Letting & Management	01892 528888
Associate London Office	02070 791568

