



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 3 Bedrooms
- Available Now
- EPC Rating: D
- Council Tax Band: D
- Security Deposit: £3,000
- Modern Kitchen and Bathroom

Bishops Down Road, Tunbridge Wells

£2,600 pcm



Bishops Down Road, Tunbridge Wells, TN4 8XN

Nestled in the desirable area of Bishops Down Road in Tunbridge Wells, Little Ashburnham is a charming 3-bedroom semi-detached home offering a perfect blend of modern comfort and traditional character. This well-presented property is ideal for families, or anyone seeking a tranquil yet conveniently located home.

ACCOMODATION

On entering, you are greeted by a welcoming hallway that leads to a spacious sitting room with plenty of natural light and working log burner. The fully fitted kitchen leads into a dining area, perfect for entertaining, featuring contemporary fixtures and fittings, and views out onto the well-maintained garden.

Upstairs, you'll find three generously sized bedrooms, with the master bedroom benefiting from large windows that allow for plenty of natural light. The family bathroom is modern and well-appointed, featuring high-quality finishes.

OUTSIDE

The property boasts a charming rear garden with a paved patio area, ideal for alfresco dining or relaxing.



SITUATION

Located within easy reach of Tunbridge Wells town centre, renowned schools, and excellent transport links, Little Ashburnham provides the ideal balance of suburban peace and city convenience. With its combination of space, style, and location, this property is an excellent opportunity for those looking to settle in a highly sought-after area.

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.

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

