



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 3 Bedrooms
- Security Deposit: £2,019
- Council Tax Band: F
- Available End of April
- Energy Efficiency Rating: E
- Gas Central Heating

Church Road, ROTHERFIELD

£1,750 pcm



Church Road, Rotherfield, Crowborough, TN6 3LG

Situated in the heart of Rotherfield, this beautiful and spacious 3 Bedroom house has a wealth of character and charm coupled with modern fixtures and fittings.

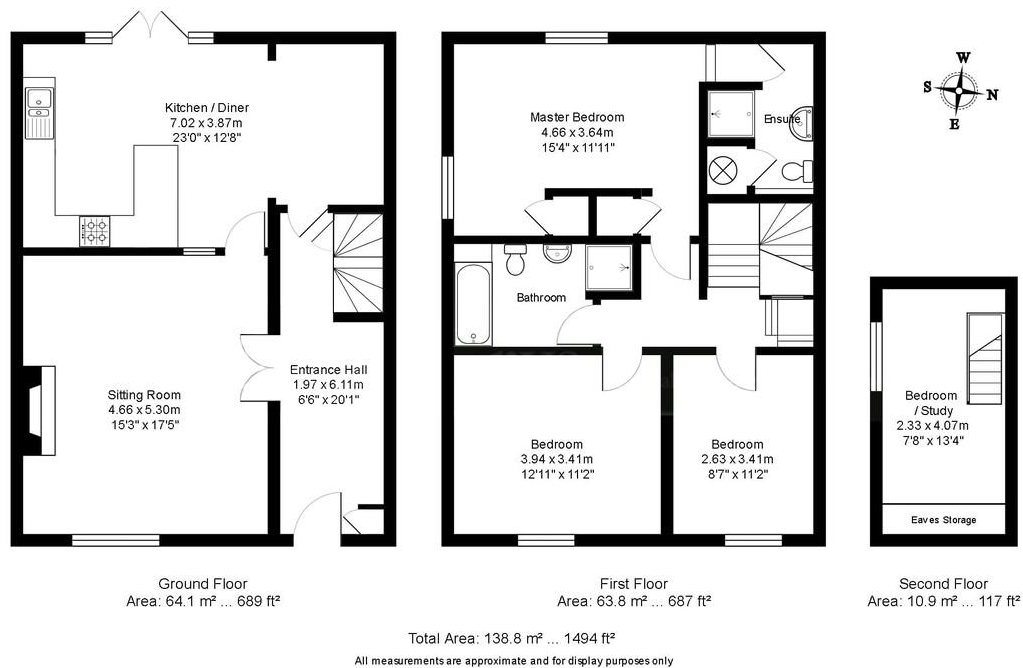
ACCOMMODATION

Large Entrance Hallway leads to the impressive Living Room with feature fireplace and attractive shutters to the windows. To the rear of the property there is a superb open plan Kitchen/Dining Room with a breakfast bar and a good range of wall and base units for storage.

The first-floor accommodation includes 3 generous Double Bedrooms, with one also benefitting from an en-suite Shower Room, and a family Bathroom. Further stairs from the first-floor landing leads to a 2nd floor Study.

OUTSIDE

Outside is a attractive paved courtyard with a seating area adjacent to the house.



SITUATION

The property is situated in the centre of this popular Sussex village within easy walking distance of the local shops, post office, primary school and public houses. Crowborough, with its good range of supermarkets including Waitrose and Morrison's and Jarvis Brook mainline railway station with a direct service to London Bridge are about 3 miles away. Tunbridge Wells is about 7.5 miles where there are comprehensive shopping facilities and amenities, recreational sports centres, cinema complex, theatres, golf courses and numerous restaurants etc. and a mainline railway station with a direct service to London Charing Cross, London Bridge & Cannon Street.

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

