



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 5 Bedrooms
- Security Deposit: £4,153
- Zero Deposit Option Available
- Council Tax Band: D
- Available 20th July
- Energy Efficiency Rating: D
- Maintained Landscaped Garden

Eridge Green, TUNBRIDGE WELLS

£3,600 pcm



Eridge Road, Eridge Green, Tunbridge Wells, TN3 9JR

****ZERO DEPOSIT OPTION AVAILABLE****

Situated on the outskirts of Tunbridge Wells and backing on to the beautiful Eridge Park, this fantastic family home offers superb accommodation of a very high standard in a wonderful rural location. Internal viewing highly recommended to fully appreciate this truly unique home.

The property sits within attractive newly landscaped grounds which includes a large lawn, patio area perfect for outdoor dining, and raised flower beds with planted borders.

ACCOMODATION

The accommodation is arranged over four floors and includes a stunning open plan Kitchen/Diner which is fully fitted with range of appliances and benefits from a separate Utility Room. French doors open to the patio and garden. There are 2 further reception rooms which provides the opportunity for one to be an excellent home office and the other a pleasant Living Room. A Master Bedroom suite with a walk in wardrobe and En Suite shower room is accompanied by a further Family Bathroom, Shower Room and 4 Bedrooms in completing the accommodation on the upper floors.

The quality of design and finish in this delightful home are evident throughout, with features including under floor heating, integrated sound system, business class fibre optic broadband, engineered flooring, high quality Kitchen and Bathroom fixtures and much more.

OUTSIDE

The elevated drive way leads down into the gardens surrounding the property which have been recently landscaped to provide a large lawn with a boundary to the Eridge Park, substantial patio area and a variety of raised beds, shrub borders and vegetable patch. A brick built barbeque, outdoor storage and an under cover dog washing area all add to the thoughtful and practical design of the house and grounds. 2 Parking spaces allocated on the driveway.



SITUATION

Situated in the rural outskirts of Tunbridge Wells, Eridge Green sits within the high weald area of outstanding natural beauty yet 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
Crowborough
Southborough
Tunbridge Wells
Letting & Management
Associate London Office

01435 862211
01892 665666
01892 511311
01892 511211
01892 528888
02070 791568

