



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 3 Bedrooms
- Security Deposit: £1,673
- Council Tax Band: D
- Available July
- Energy Efficiency Rating: E
- Double Glazing

**Mill Close, HEATHFIELD**

**£1,450 pcm**





### **Mill Close, Heathfield, East Sussex, TN21 0XB**

This mid terrace cottage style house is situated in a well regarded cul-de-sac within a short walk of Heathfield High Street and its amenities. The property benefits from double glazing, gas fired central heating and a garage en-bloc.

### **ACCOMMODATION**

#### **Ground Floor:**

The ground floor comprises of an entrance hall with stairs leading to the first floor, Living/Dining room with natural stone built fireplace with paved hearth and adjoining useful shelving in arched recess, understairs storage cupboard, bay window to the front, exposed timber floor boards and sliding patio doors leading to the rear garden and a modern Kitchen with freestanding gas cooker, integrated dishwasher, space for a fridge/freezer and space and plumbing for a washing machine.

#### **First Floor:**

On the first floor there are three bedrooms, all with built in wardrobes, a bathroom with a white suite comprising a panelled bath with shower over and pedestal wash hand basin and a separate WC with concealed cistern and wall mounted wash hand basin.

### **OUTSIDE**

To the front of the property there is a mature area of flower and shrubs with paved pathway leading to the front door. To the rear the garden is mainly laid with shingle for easy maintenance with raised brick built flower and shrub beds and a gate giving access to a nearby single garage en-bloc.



## SITUATION

The property is situated in a much sought after and established location that is considered to give excellent accessibility for Heathfield's town centre, being within a walk of the Millennium Green and indeed a highly well regarded School. The town centre of Heathfield provides a wide range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups. Mainline stations at both Buxted and Stonegate are approximately 6 miles distance, both providing a service of trains to London. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distance with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 35 minutes drive respectively.

## 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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