



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 3 Bedrooms
- Energy Efficiency Rating: B
- Available Early December
- Security Deposit: £2,878
- Council Tax Band: G
- Feature Roof Terrace With Views

The Cedars, Five Ashes

£2,495 pcm



Criers Lane, Five Ashes, Mayfield, , TN20 6LF

The Cedars is a brand new three bedroom link detached family property offering flexible accommodation arranged over 3 floors with an attractive roof terrace.

The Cedars is a brand new three bedroom link detached family property offering flexible accommodation arranged over 3 floors with an attractive roof terrace offering views towards the South Downs. The two properties are finished to an exceptionally high standard while situated in this village location of Five Ashes.

ACCOMMODATION:

Ground Floor: The accommodation has a welcoming Entrance Hall, a large Kitchen/Diner with fitted appliances, such as a dishwasher, fridge/freezer, electric oven and induction hob, family bathroom, double bedroom and access to the garage.

First Floor: To the first floor is the lounge with sliding patio doors leading to a good size garden, terrace and patio, two further Bedrooms and a modern shower room.

Second Floor: To the second floor is the master bedroom with en-suite bathroom comprising of a bath and separate shower with rainfall showerhead over and additional handheld shower attachment.

OUTSIDE

External steps to a good size rear garden, terrace and patio, imitation grass to for low maintenance.



SITUATION:

Five Ashes is a favoured and established village being close to the market town of Heathfield, historic village of Mayfield and also giving good connections for the spa town of Royal Tunbridge Wells. The village of Five Ashes boasts its own traditional inn, primary school and village hall. Indeed the spa town of Royal Tunbridge Wells can be reached within approximately 20 minutes drive providing excellent shopping and leisure facilities to include the famous 'Pantile s' area together with the Royal Victoria Shopping Mall. London can be reached by train in just under the hour from Tunbridge Wells with Buxted train station only 5 miles away from the village itself. The town of Heathfield in general provides a range of shopping facilities some of an interesting independent nature with a backing of supermarkets of a national network. (The larger coastal resorts of both Brighton and Eastbourne can be reached in approximately 45 and 35 minutes drive respectively.)

Within walking distance of The Cedars is Five Ashes Church of England Primary School which is a small school with a warm and friendly family atmosphere. Situated just around the corner from The Cedars is Skippers Hill Manor Preparatory School which offers schooling from kindergarten through to the age of 13, situated in spectacular grounds and has an extremely good reputation in the area. Further afield in Tunbridge Wells you will find a wide range of schools at primary, secondary, grammar and independent levels.

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

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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Southborough	01892 511311
Tunbridge Wells	01892 511211
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Associate London Office	02070 791568

