



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 3/4 Bedrooms
- Security Deposit: £1,730
- Council Tax Band:C
- Available Now
- Energy Efficiency Rating: E
- Wood Burner

**Cottage Hill, Rotherfield**

**£1,500 pcm**



### **Cottage Hill, Rotherfield, Crowborough, TN6 3JL**

**3/4 DOUBLE BEDROOM SEMI DETACHED CHARACTER COTTAGE ON THE OUTSKIRTS OF THE VILLAGE OF ROTHERFIELD  
\*PET FRIENDLY\***

This delightful 3/4 Bedroom Character Cottage with an office on the outskirts of the pretty village of Rotherfield.

#### **ACCOMMODATION**

Front door into large living room with wood burning stove and brick fire surround. The bespoke Kitchen is fitted with an electric oven with extractor hood over, washing machine and a large fitted fridge/freezer in the utility room. There is also a fourth bedroom/study room depending on your requirements. Also on the ground floor is a fully tiled family bathroom with a large bath.

There is a cellar leading from the kitchen which offers workshop space or for further storage.

#### **First and Second Floor:**

The property boasts three double bedrooms and a large partially finished attic accessed by a wooden stair case useful for storage. There is also a shower room on this floor.

#### **Outside:**

To the rear of the property there is a particularly large Garden plot overlooking the countryside which includes a vegetable patch. At the front of the property there is off road parking for two small cars. The property is in an elevated position with steps up to the front door with mature gardens to either side.





#### SITUATION:

The property is situated on the outskirts 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.

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Crowborough  
Southborough  
Tunbridge Wells  
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