



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bedrooms
- Security Deposit: £1,673
- Council Tax Band: C
- Available Now
- Energy Efficiency Rating: D
- Gas Central Heating

Windmill Street, TUNBRIDGE WELLS

£1,450 pcm



Windmill Street, Tunbridge Wells, Kent, TN2 4UU

An extremely desirable two bedroom semi detached cottage situated in the much sought after St. Peters area of Royal Tunbridge Wells, conveniently located within less than 1 mile walking distance of the main line station. There is a contemporary designed kitchen, sitting room with washed oak flooring and cast iron log burner and French doors from the kitchen dining room leading out to an enclosed rear garden, gas central heating and double glazing.

ACCOMMODATION

Entrance hall with door to Sitting Room with washed oak flooring and a feature cast iron log burner, Kitchen/Dining Room with a range of wall and base units, fitted gas hob with filter hood above, fitted electric oven & central island which forms a breakfast bar having cupboards beneath with window to rear and French doors opening to the rear garden and ground floor cloakroom. To the first floor are two bedrooms, one with fitted wardrobes, and bathroom with a white suite comprising of a roll top bath on ball and claw feet with mixer taps and hand spray, low level wc, wash hand basin with mixer taps and drawers beneath, glazed shower cubicle with plumbed in hand spray and rain fall head.

OUTSIDE

A paved patio area leads to the garden being laid to lawn with side borders, outside tap, wall to side and rear with fence to remaining side, large shed, side gate giving access to the front with small garden and path to entrance.



SITUATION

The property is set in a most convenient location being within walking distance of the Royal Victoria Mall Shopping Centre and Calverley Road precinct where most of the multiple High Street retailers are represented. Tunbridge Wells main line station is less than one miles distant with its commuter services to London Bridge/Cannon Street, together with the old High Street filled with a wide selection of independent retailers and a little further on you will find the historic Pantiles with its pavement cafes, restaurants and bars. There are excellent local schools within the area catering for a wide range of age groups with recreational facilities including the nearby Dunorlan Park with its boating lake and pleasant walks, golf, tennis, rugby and cricket clubs, two theatres and a wide range of activities associated with a busy spa town.

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

