



9 Tutsham Way, Paddock Wood, Kent, TN12 6UA

Monthly Rental Of £1,550

**Waghorn
&
Company**

Independent Estate Agents

*** Three Bderoom * Family Bathroom and Shower Room * Off Road Parking ***
Conveniently Located * Well Presented Throughout * EPC Rating TBC / Council Tax Band C
- £2,076.69 *

Waghorn and Company are delighted to offer for rental this wonderful, well presented, three bedroom family home located in a popular residential road conveniently located for Paddock Wood Town Centre and mainline Station. The property has the added benefits of off road parking, downstairs shower room and family bathroom. An early viewing is highly recommended.

Entrance

Access is via a brick paved driveway leading to a double glazed front entrance door.

Entrance Hall

Stairs leading to first floor landing, wood flooring, understairs storage cupboard. Selection of useful pull out storage set with understairs storage area and radiator. Doors leading to lounge, kitchen breakfast room. and downstairs shower room.

Lounge 14' 4" x 11' 4" (4.37m x 3.45m)

Double glazed window to front, laid to carpet and radiator.

Kitchen/Breakfast Room 11' 8" x 11' 8" (3.55m x 3.55m)

Double glazed window to rear, double glazed door leading to rear garden, single stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, four ring gas hob with extractor fan over and electric oven under, space and plumbing for dishwasher, space for free standing fridge freezer and radiator.

Shower Room

Double glazed frosted window to rear, tiled flooring, corner shower cubicle with power shower over, low level w/c, hand wash basin with vanity unit under, extractor fan and heated chrome towel rail.

First Floor Landing

Doors leading to bedrooms and family bathroom. Access to loft space.

Bedroom 1 13' 7" x 9' 6" (4.14m x 2.89m)

Double glazed window to front, laid to carpet and radiator.

Family Bathroom

Double glazed frosted window to rear, panelled bath with shower attachment over, low level w/c, hand wash basin, and chrome heated towel rail.





Bedroom 2 11' 4" x 13' 0" (3.45m x 3.96m)
 Double glazed window to rear, built in storage cupboard housing hot water cylinder and radiator.

Bedroom 3 7' 5" x 7' 8" (2.26m x 2.34m)
 Double glazed window to front, laid to carpet and radiator.

Rear Garden

Adjacent to the property is a patio area with the remainder of the of the garden being mainly laid to lawn, with flowered borders housing and array of established shrubs and plants.



08/01/2025, 11:54 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

9 Tidsham Way Padlock Wood Tonbridge TN12 6JA	Energy rating C	Valid until 4 June 2033
Property type Mid-terrace house		Certificate number 0390-2922-5260-2307-3721
Total floor area 89 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
 You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
 the average energy rating is D
 the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71.0	84.7
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2922-5260-2307-3721?print=true>

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Details No. 1 TW/JW

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