

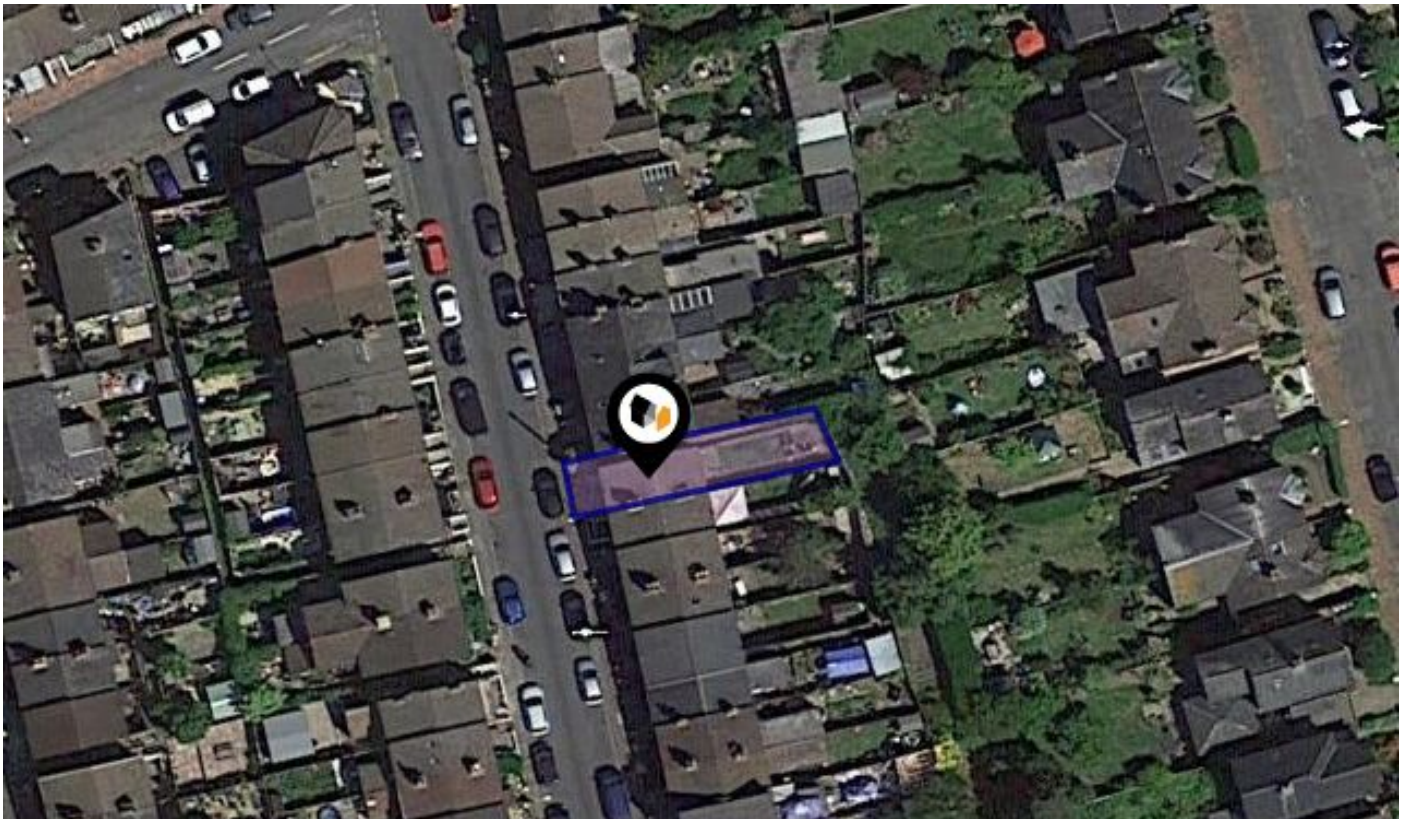


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 10<sup>th</sup> April 2024**



## **AUCKLAND ROAD, TUNBRIDGE WELLS, TN1**

### **Martin & Co Tunbridge Wells**

11 Vale Road Tunbridge Wells Kent TN1 1BS

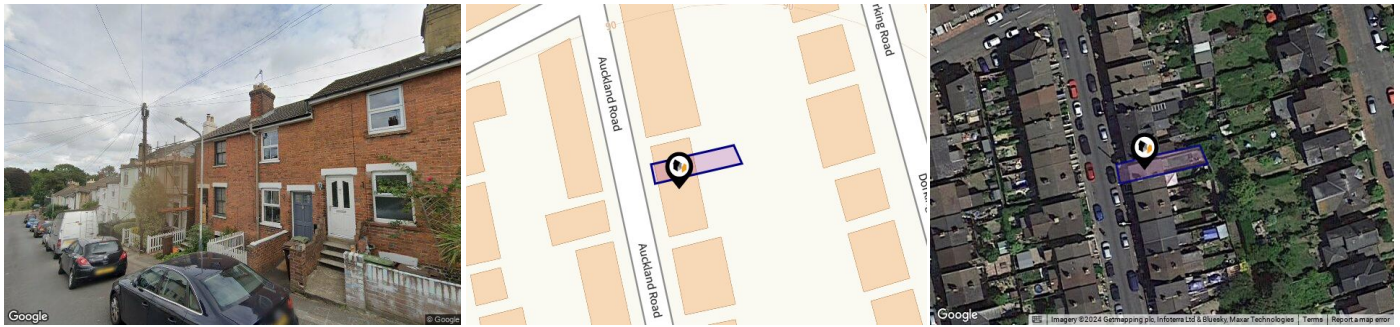
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[www.martinco.com/estate-agents-and-letting-agents/branch/tunbridge-wells](http://www.martinco.com/estate-agents-and-letting-agents/branch/tunbridge-wells)







## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,100 ft <sup>2</sup> / 102 m <sup>2</sup>		
<b>Plot Area:</b>	0.03 acres		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,989		
<b>Title Number:</b>	K453813		
<b>UPRN:</b>	100061195751		

## Local Area

<b>Local Authority:</b>	Kent
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>14</b> mb/s	<b>59</b> mb/s	<b>1000</b> mb/s

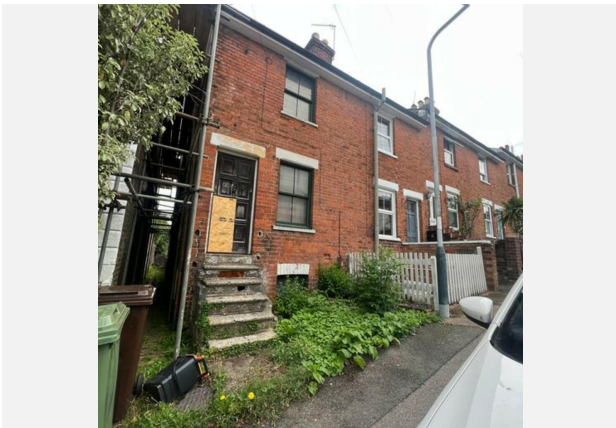
### Mobile Coverage: (based on calls indoors)

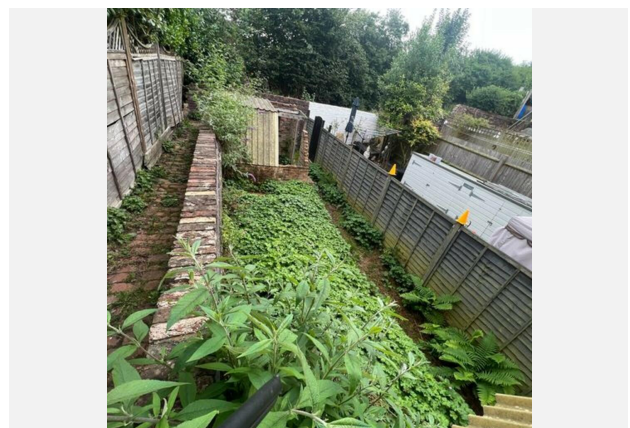


### Satellite/Fibre TV Availability:





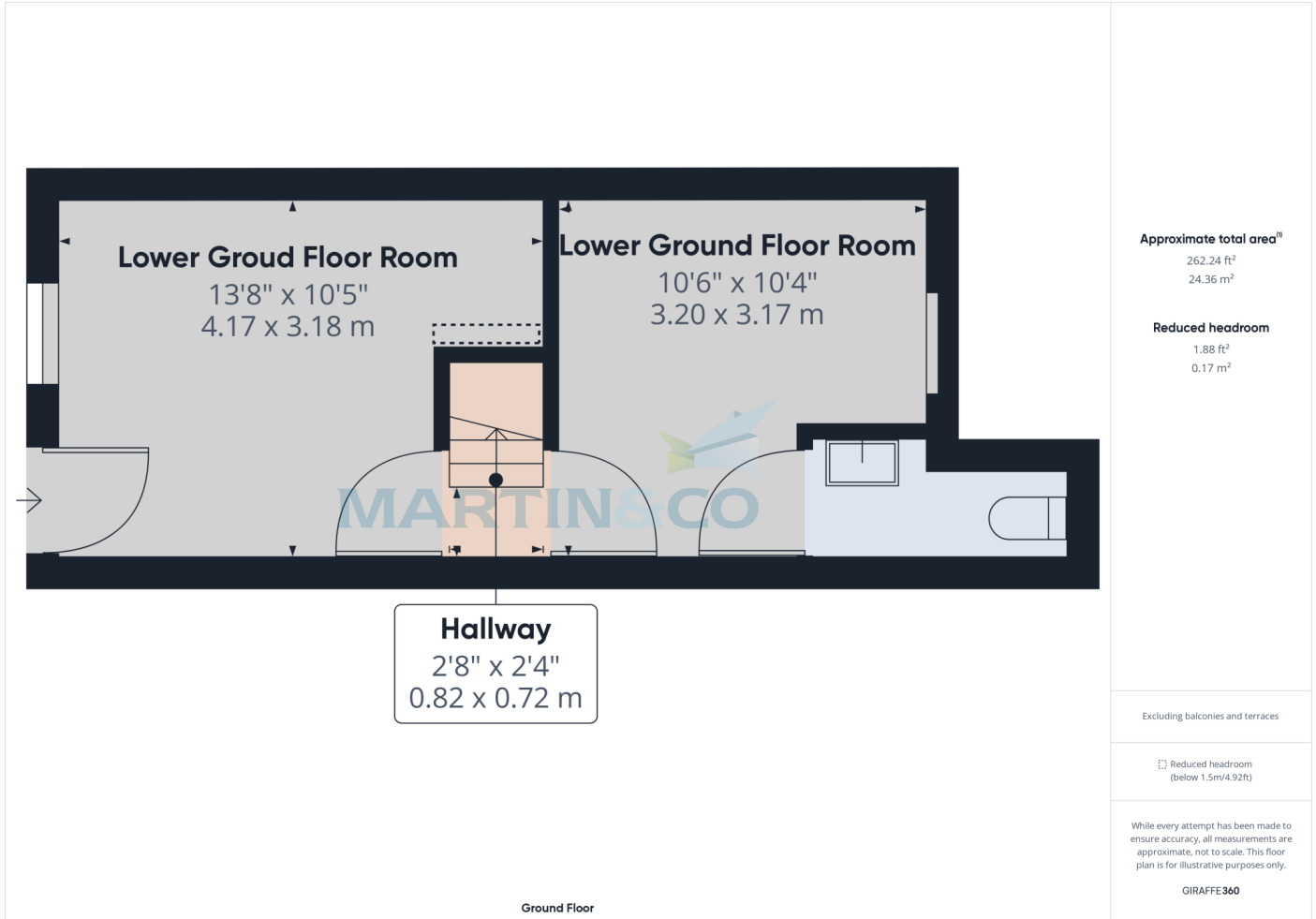




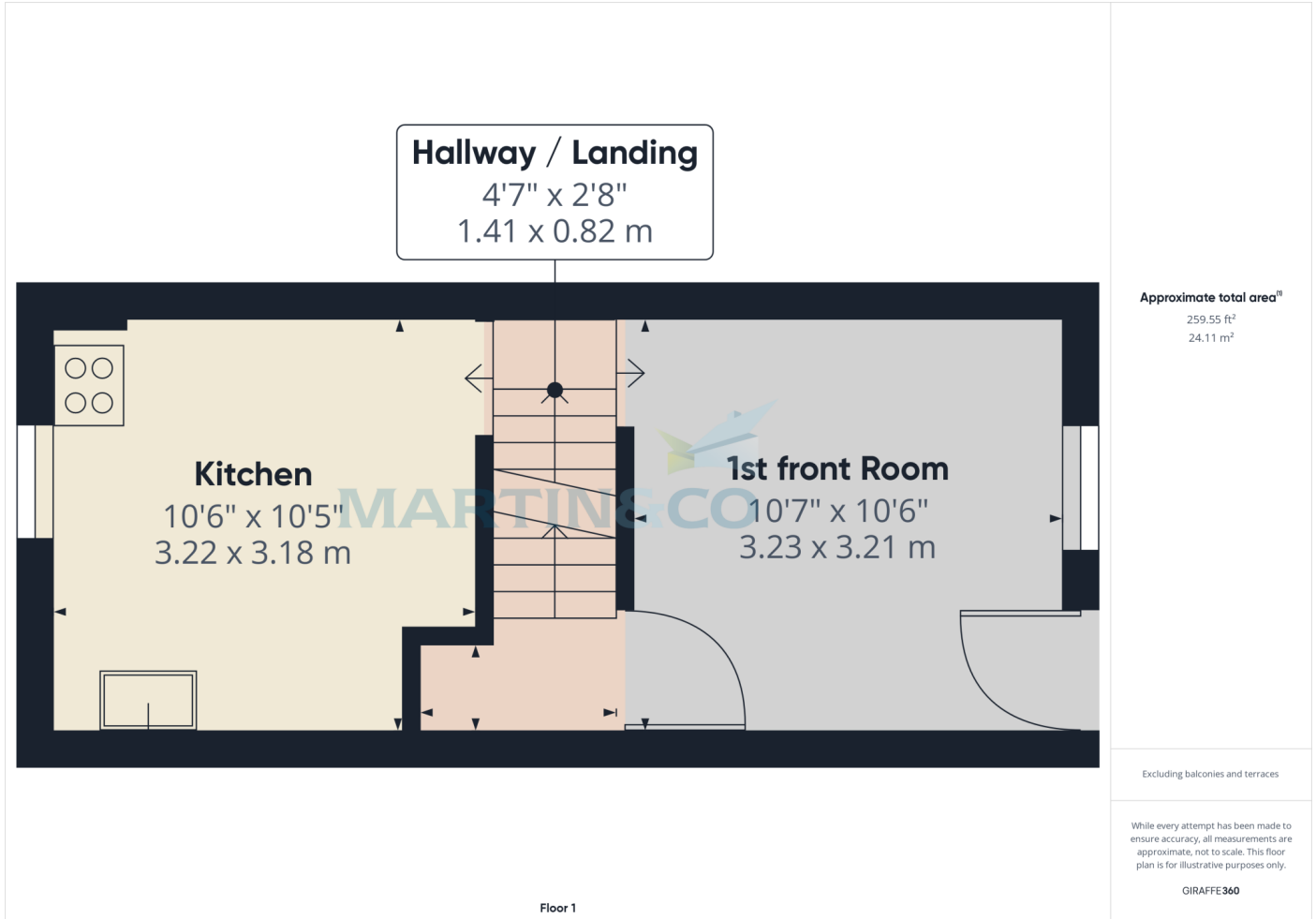
## AUCKLAND ROAD, TUNBRIDGE WELLS, TN1



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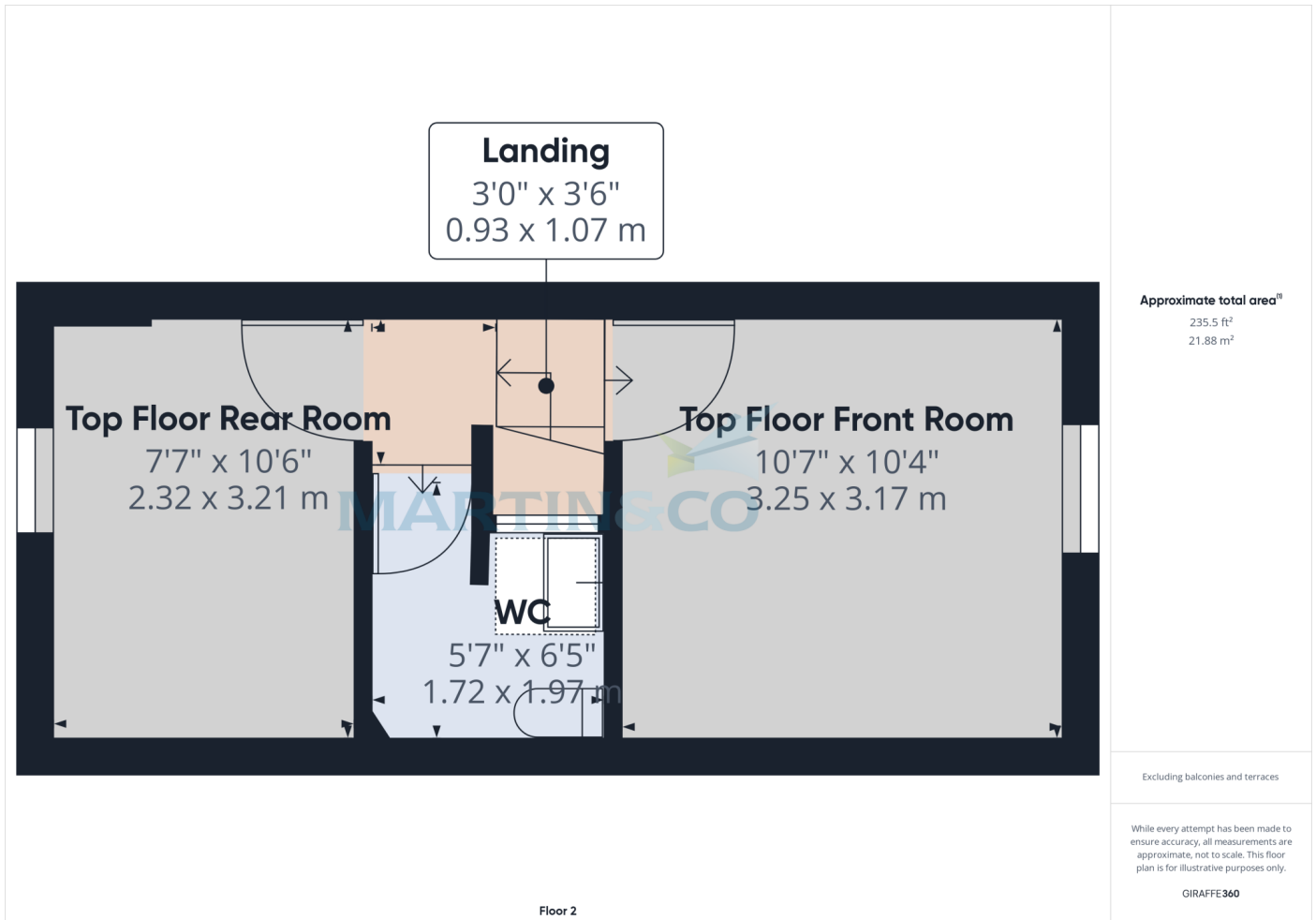


## AUCKLAND ROAD, TUNBRIDGE WELLS, TN1





## AUCKLAND ROAD, TUNBRIDGE WELLS, TN1



Energy rating

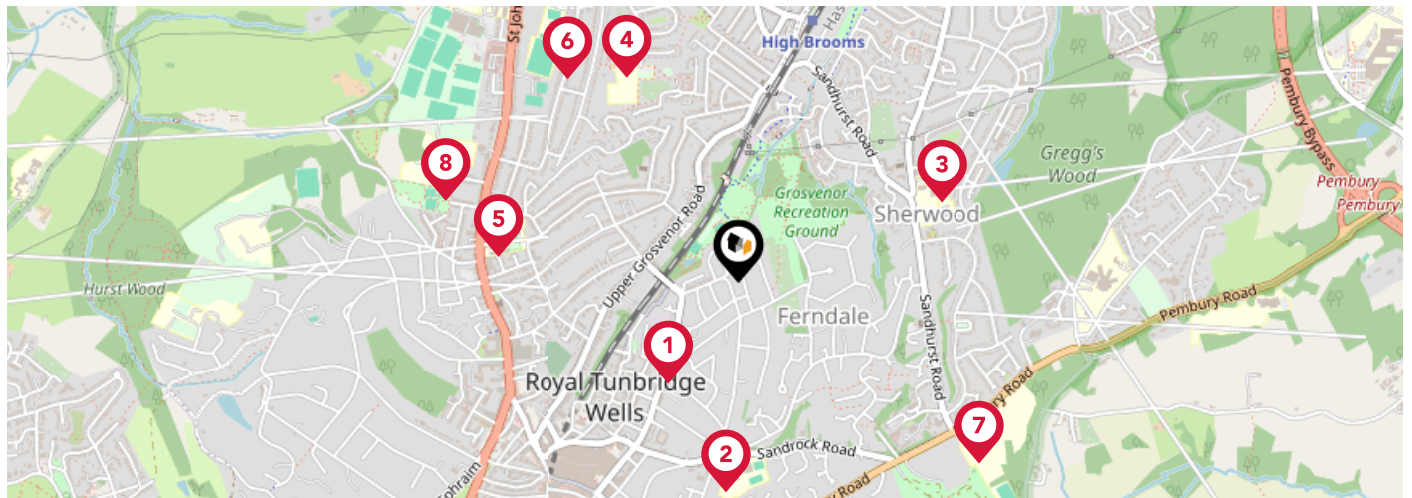
E

Valid until 08.03.2034

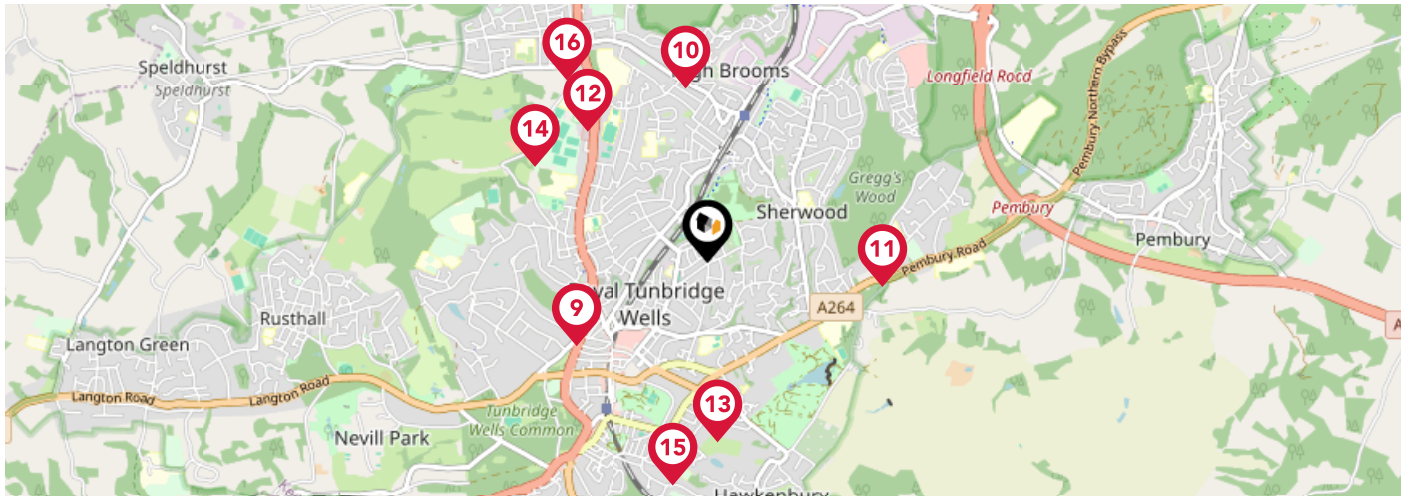
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D		
39-54	E	43   E	
21-38	F		
1-20	G		

## Additional EPC Data

<b>Property Type:</b>	End-terrace house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Solid brick as built no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched no insulation (assumed)
<b>Roof Energy:</b>	Very poor
<b>Main Heating:</b>	Warm air mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 44% of fixed outlets
<b>Floors:</b>	Suspended no insulation (assumed)
<b>Total Floor Area:</b>	74 m <sup>2</sup>

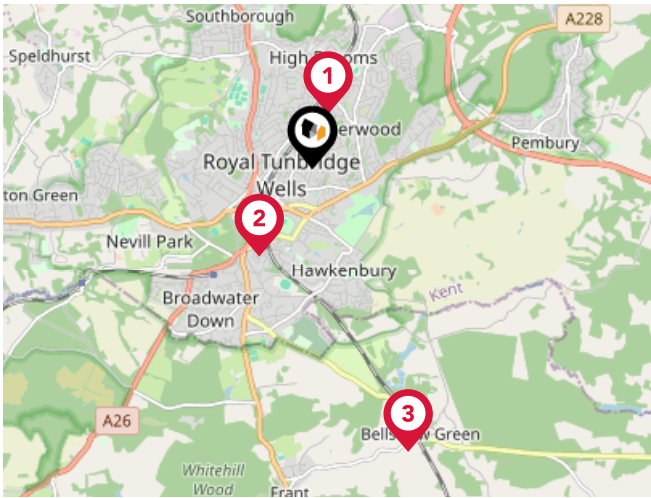


	Nursery	Primary	Secondary	College	Private
<b>St Barnabas CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St James' Church of England Voluntary Aided Primary School</b> Ofsted Rating: Outstanding   Pupils: 627   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Temple Grove Academy</b> Ofsted Rating: Good   Pupils: 233   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St John's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 643   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The Skinners' School</b> Ofsted Rating: Good   Pupils: 1093   Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Augustine's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 303   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Beechwood Sacred Heart School</b> Ofsted Rating: Not Rated   Pupils: 298   Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Tunbridge Wells Girls' Grammar School</b> Ofsted Rating: Outstanding   Pupils: 1018   Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



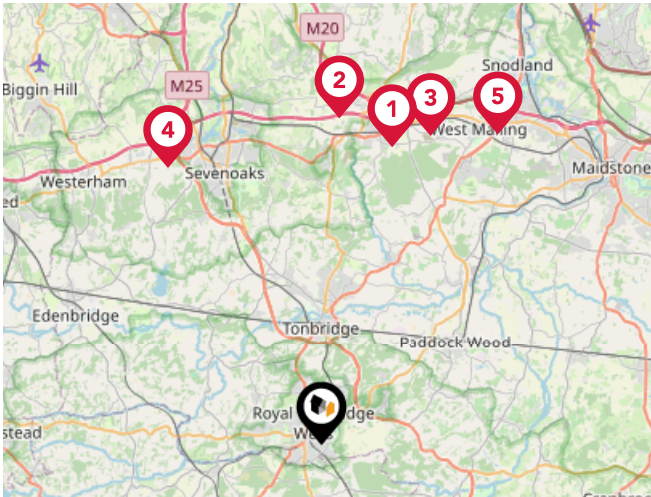
		Nursery	Primary	Secondary	College	Private
	<b>The Wells Free School</b> Ofsted Rating: Good   Pupils: 170   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Matthew's High Brooms Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 374   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Skinner's Kent Academy</b> Ofsted Rating: Outstanding   Pupils: 1027   Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tunbridge Wells Grammar School for Boys</b> Ofsted Rating: Good   Pupils: 1294   Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Peter's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 152   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Gregory's Catholic School</b> Ofsted Rating: Outstanding   Pupils: 1347   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Claremont Primary School</b> Ofsted Rating: Outstanding   Pupils: 436   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Two Bridges School</b> Ofsted Rating: Outstanding   Pupils:0   Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





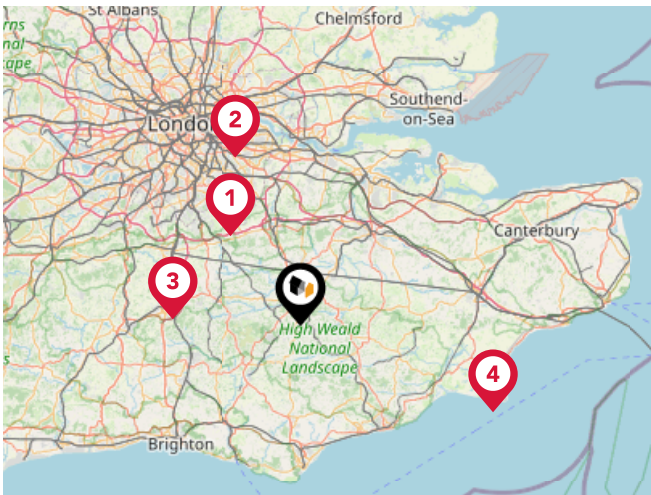
### National Rail Stations

Pin	Name	Distance
1	High Brooms Rail Station	0.53 miles
2	Tunbridge Wells Rail Station	0.95 miles
3	Frant Rail Station	2.78 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M26 J2A	11.38 miles
2	M20 J2	12.15 miles
3	M20 J3	12.23 miles
4	M25 J5	11.79 miles
5	M20 J4	13.29 miles

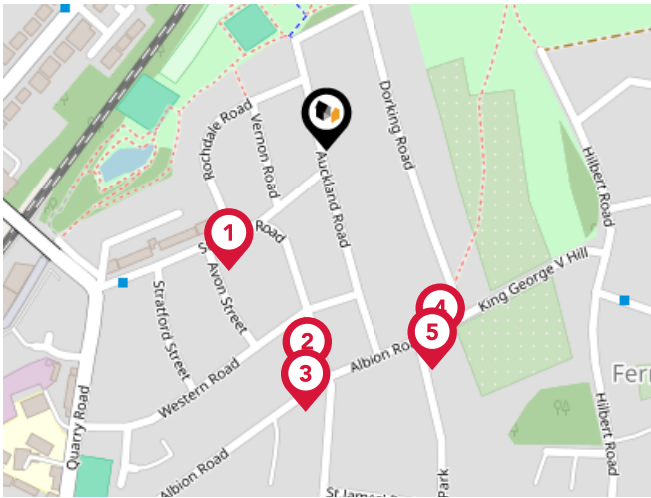


### Airports/Helipads

Pin	Name	Distance
1	Biggin Hill Airport	16.81 miles
2	London City Airport	26.8 miles
3	London Gatwick Airport	18.98 miles
4	Lydd London Ashford Airport	31.5 miles

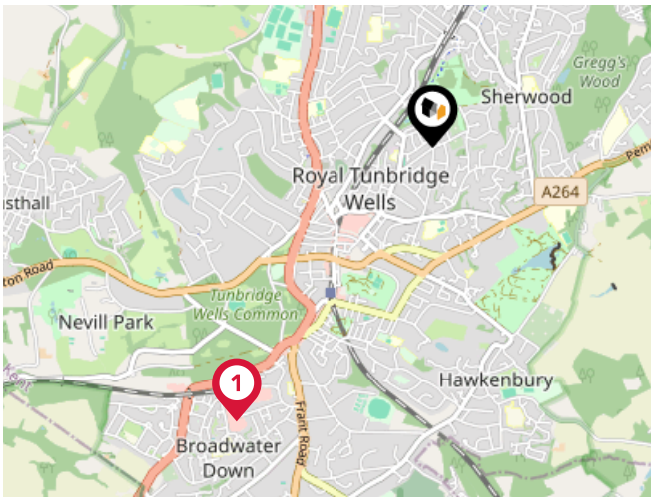
# Area

## Transport (Local)



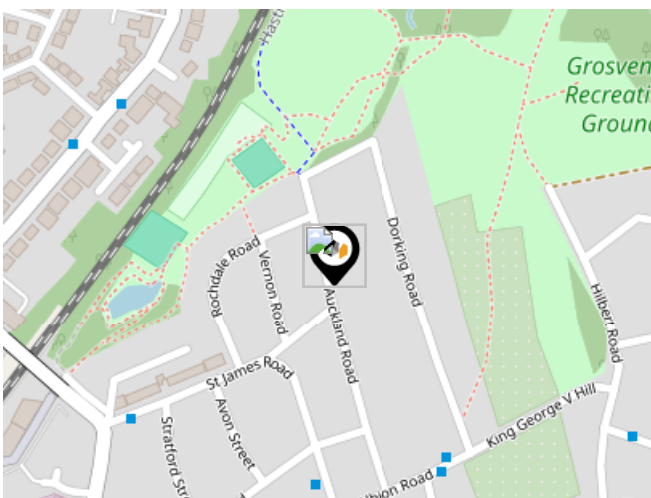
### Bus Stops/Stations

Pin	Name	Distance
1	Rochdale Road	0.09 miles
2	Western Road	0.13 miles
3	Albion Road	0.15 miles
4	St James' Park	0.13 miles
5	St James' Park	0.14 miles



### Local Connections

Pin	Name	Distance
1	Tunbridge Wells West (Spa Valley Railway)	1.57 miles



### Ferry Terminals

Pin	Name	Distance
1	West Street Pier	21.39 miles
2	Town Pier	21.4 miles
3	Woolwich Arsenal Pier	25.96 miles



### Martin & Co Tunbridge Wells

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Here at Martin & Co Tunbridge Wells, we're proud to have been providing specialist advice and guidance across all areas of the residential property market to the communities of Tunbridge Wells, Southborough, Rusthall, Langton Green, Crowborough, and Pembury since 2009.

Franchisee David Rogers brings over thirty years' experience within the industry, encompassing everything from estate agency and property management, to new build development, and is a member of the Association of Residential Lettings Agency (ARLA) and the National Association of Estate Agents (NAEA).

### Testimonial 1



We dealt with David from Martin and Co, when we were buying our family home during this pandemic. Despite David representing the seller and not us, we were impressed with David's efficiency, politeness and understanding of people. I feel with David's help, the purchase went much smoother and the process was much quicker than we expected. David is very professional and prompt in dealing with any query you have.

### Testimonial 2



Happy to vouch for Martin & Co as both Sales and Lettings. Managed the renting of my property very well. David and the rest of his team were always available and quick to respond. Would definitely highly recommend. Personalized property portal for managing the rental very efficient. Same applies to sales.

### Testimonial 3



We had a fantastic experience with Martin & Co in Tunbridge Wells. We were impressed by their reasonable rates, quick responses and the efforts which they went to in marketing our property – the 360 degree photo tour which they created was fantastic. A huge bonus for us is that Martin & Co don't try to sell financial products, which means that their only motivation is to sell the property to the best buyer. A big thank you to David for all your hard work.



/Martin-Co-Tunbridge-Wells



/mac\_tunbridge\_w

# Martin & Co Tunbridge Wells

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