

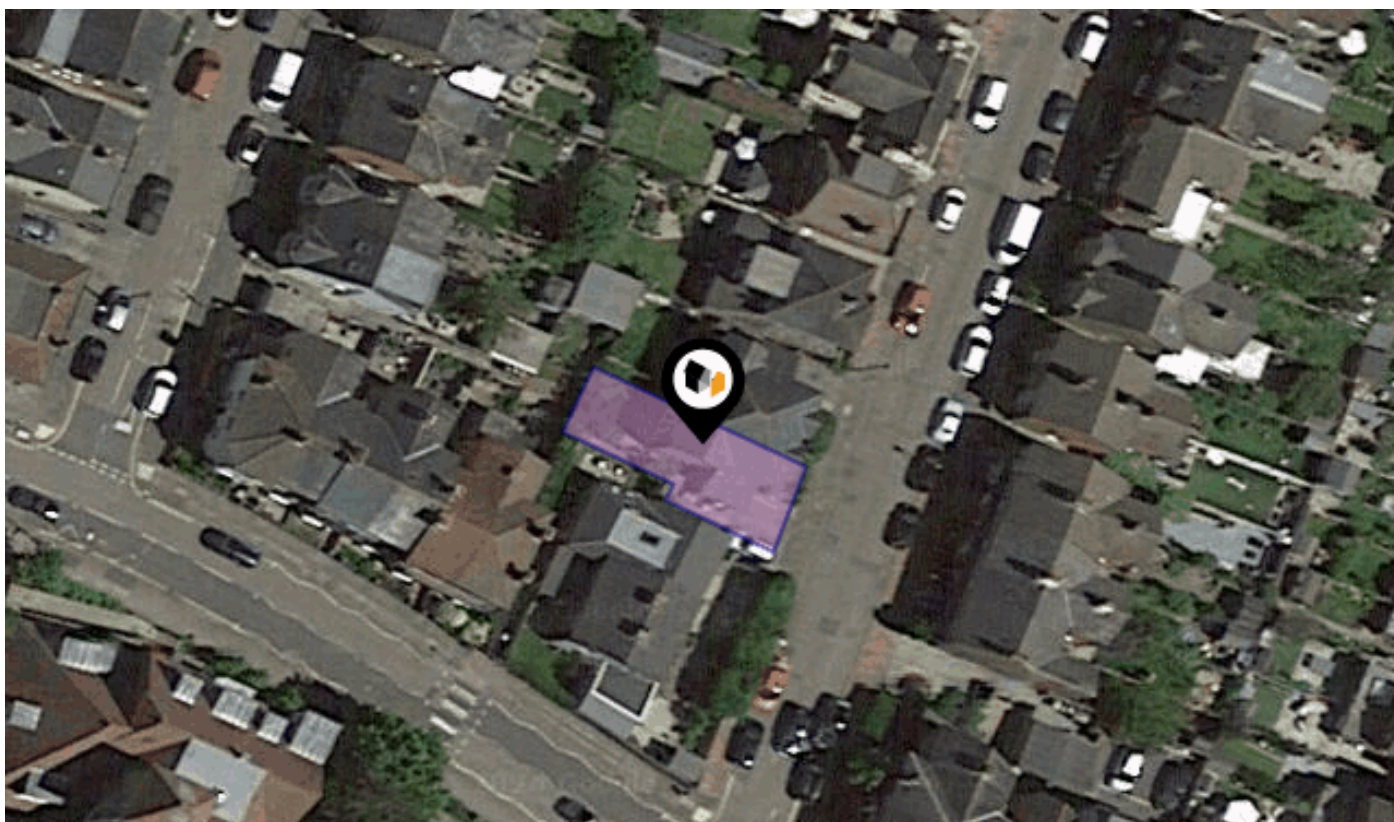


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 28<sup>th</sup> May 2024**



## **MEADOW ROAD, TUNBRIDGE WELLS, TN4**

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

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## Property

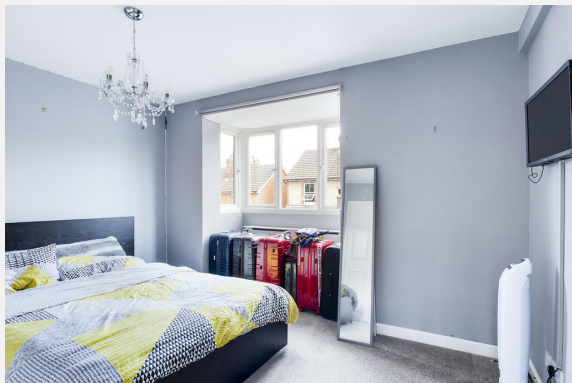
<b>Type:</b>	Semi-Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£296
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,011 ft <sup>2</sup> / 94 m <sup>2</sup>		
<b>Plot Area:</b>	0.04 acres		
<b>Year Built :</b>	2003-2006		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,238		
<b>Title Number:</b>	K908542		
<b>UPRN:</b>	10000068012		

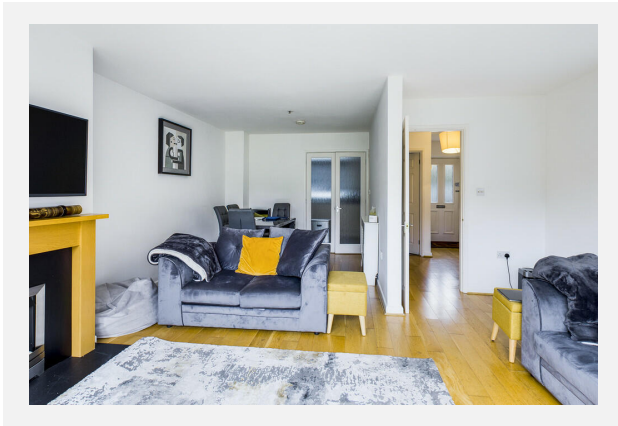
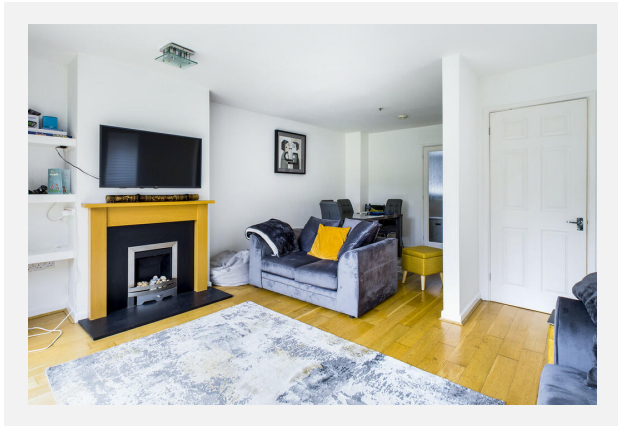
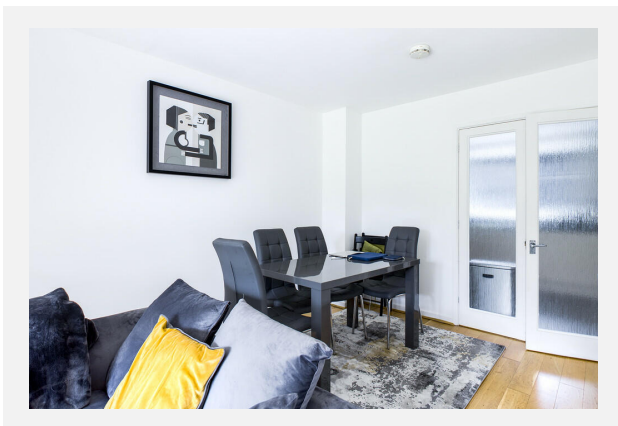
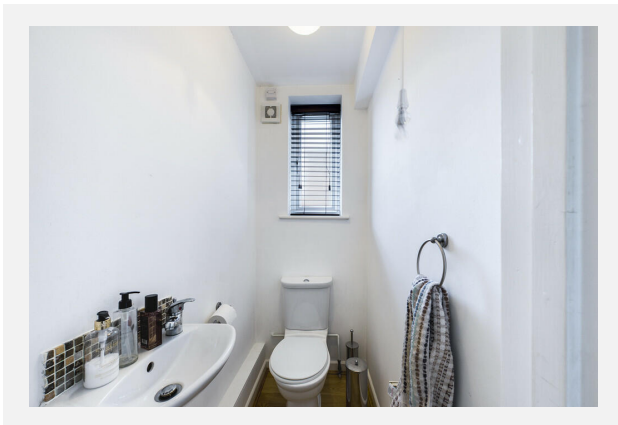
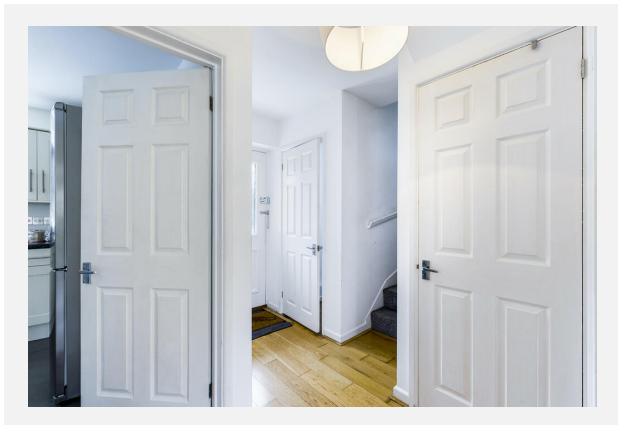
## Local Area

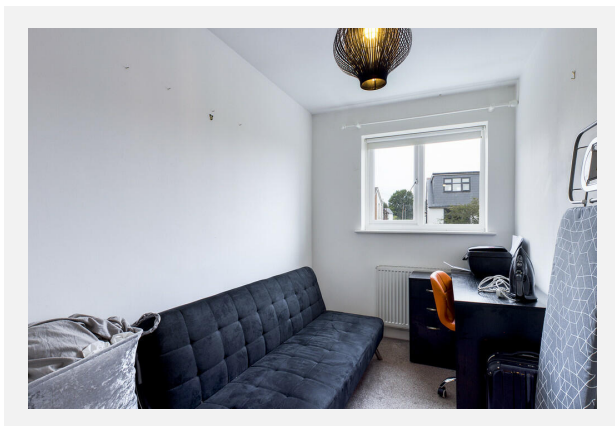
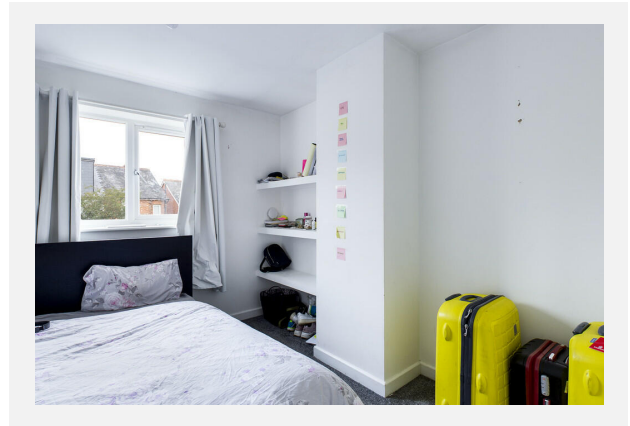
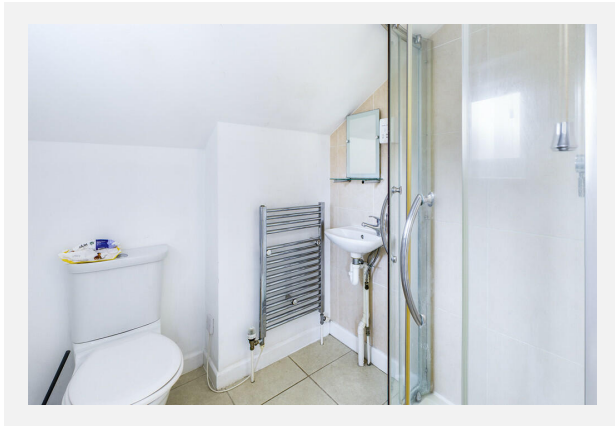
<b>Local Authority:</b>	Kent
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Low

### Satellite/Fibre TV Availability:

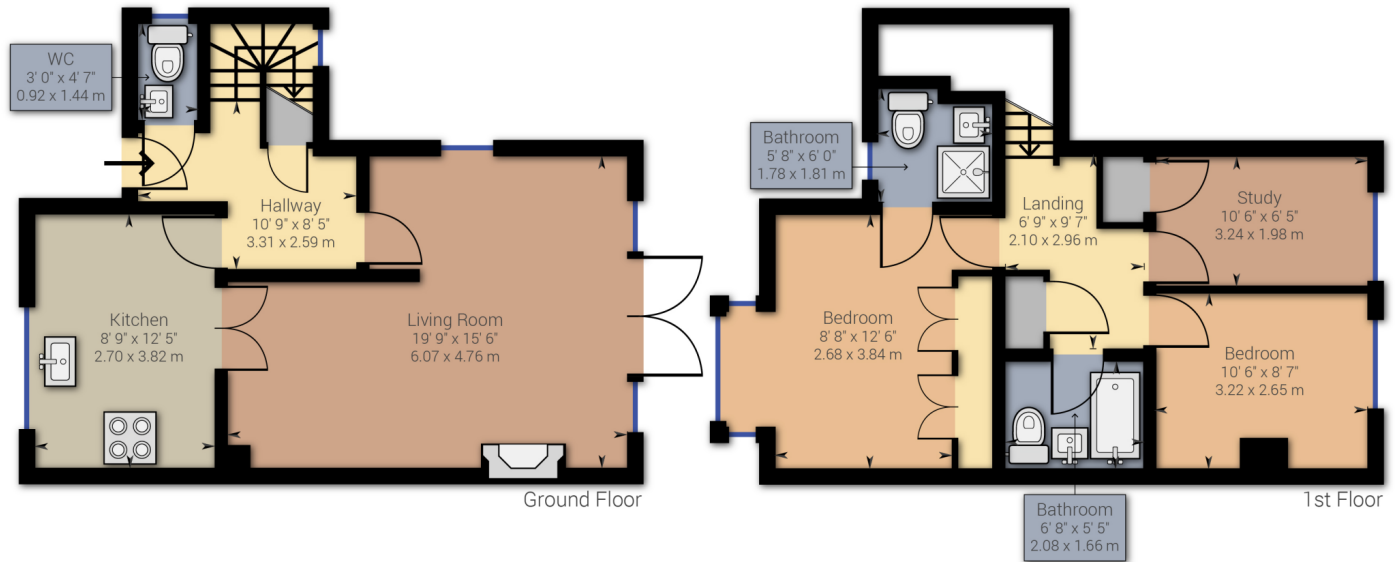








## MEADOW ROAD, TUNBRIDGE WELLS, TN4

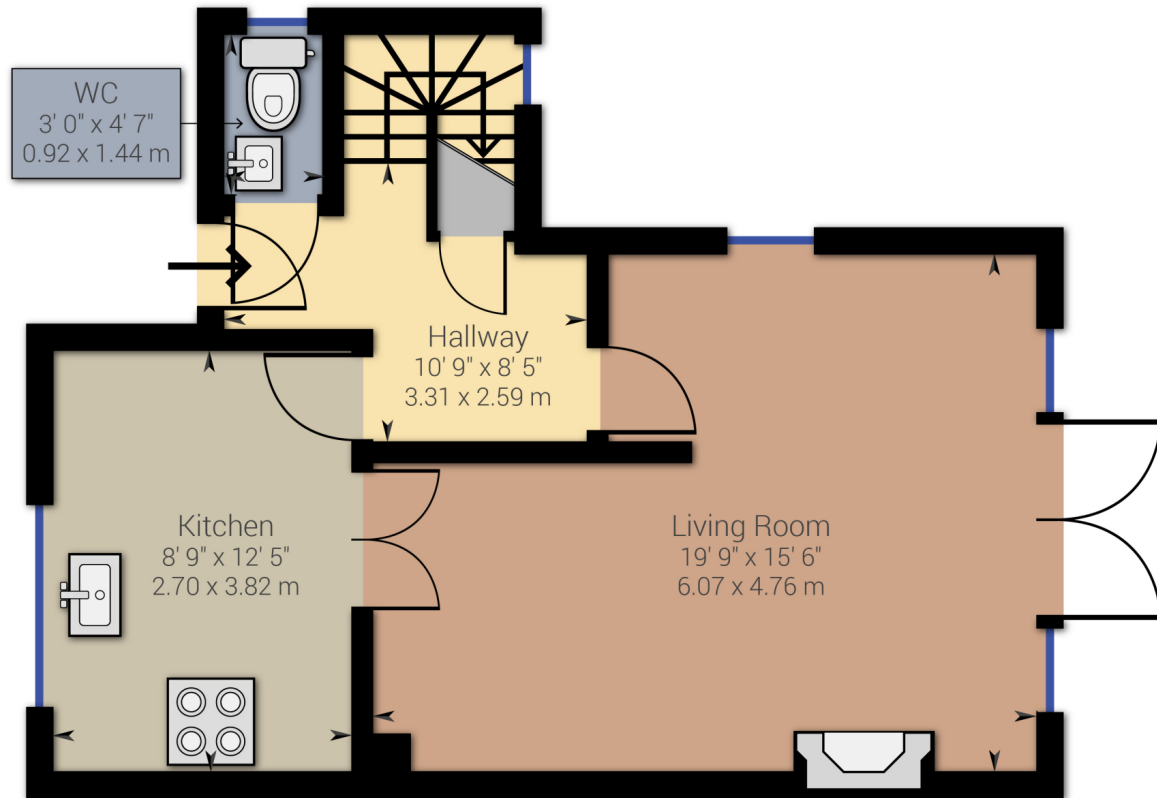


Approximate net internal area: 934.24 ft<sup>2</sup> / 86.79 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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MEADOW ROAD, TUNBRIDGE WELLS, TN4

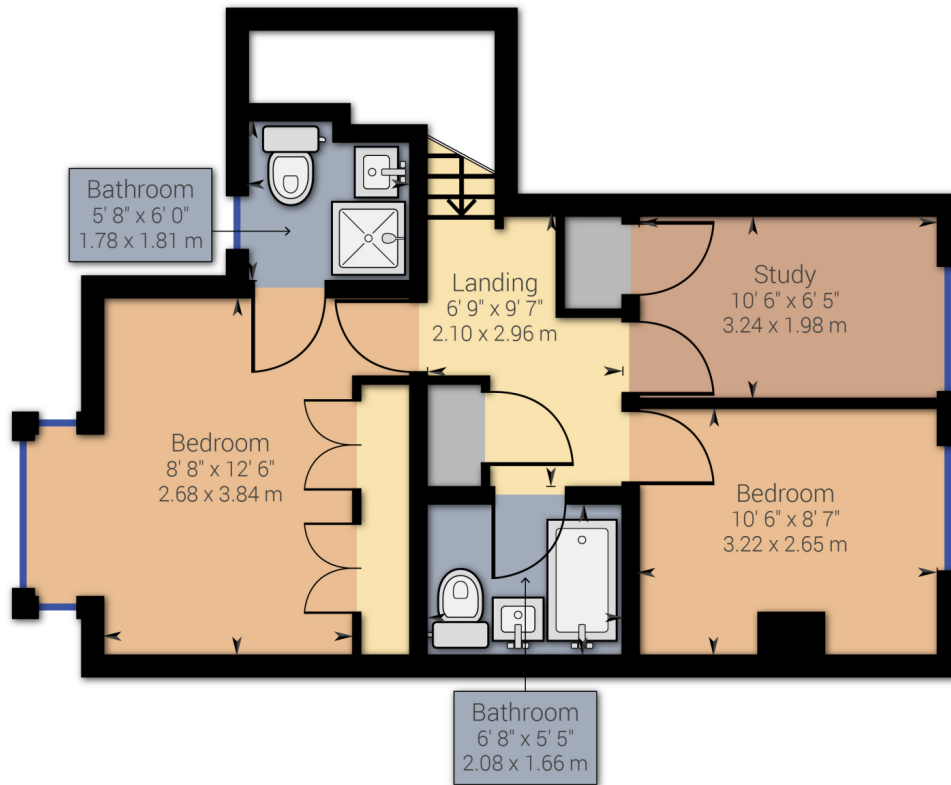


Approximate net internal area: 486.20 ft<sup>2</sup> / 45.17 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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## MEADOW ROAD, TUNBRIDGE WELLS, TN4



Approximate net internal area: 448.04 ft<sup>2</sup> / 41.62 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Meadow Road, Rusthall, TN4

Energy rating

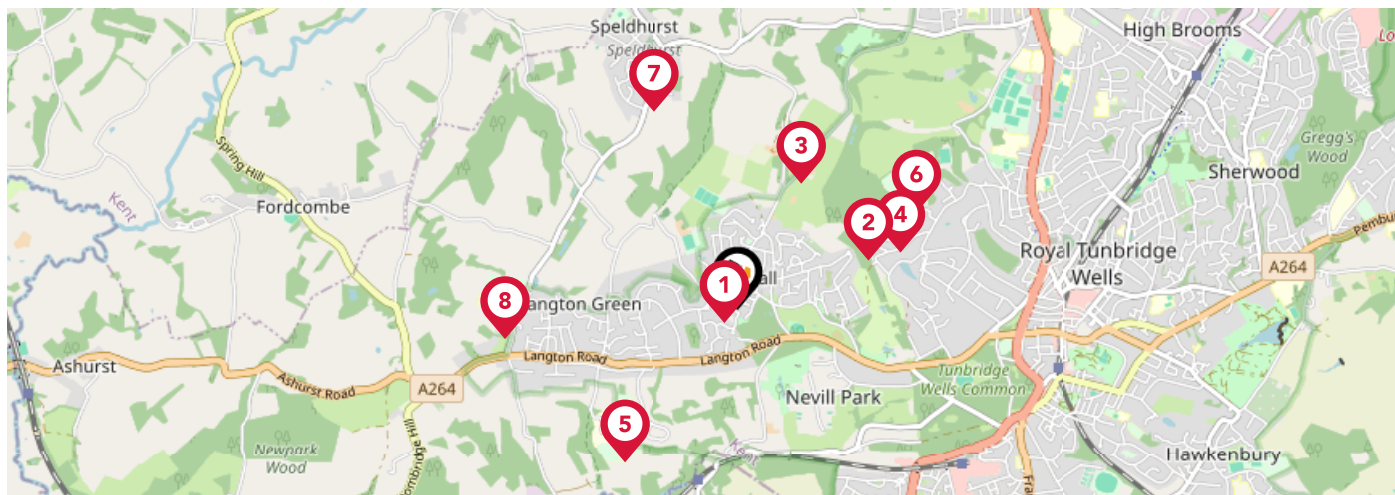
**C**

Valid until 30.08.2029

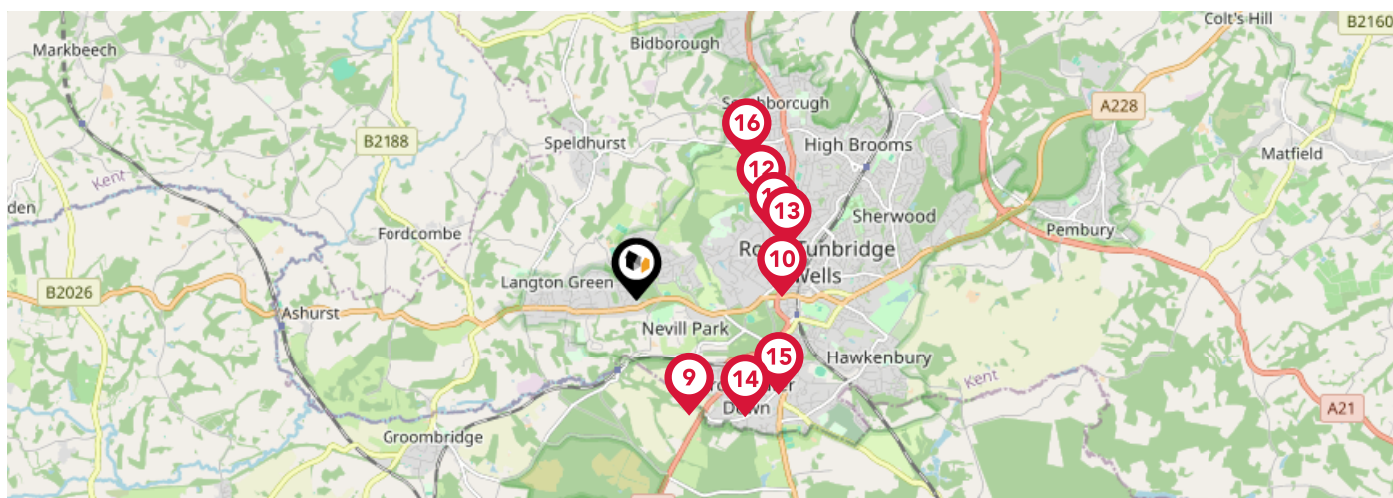
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		89   <b>B</b>
69-80	<b>C</b>	77   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

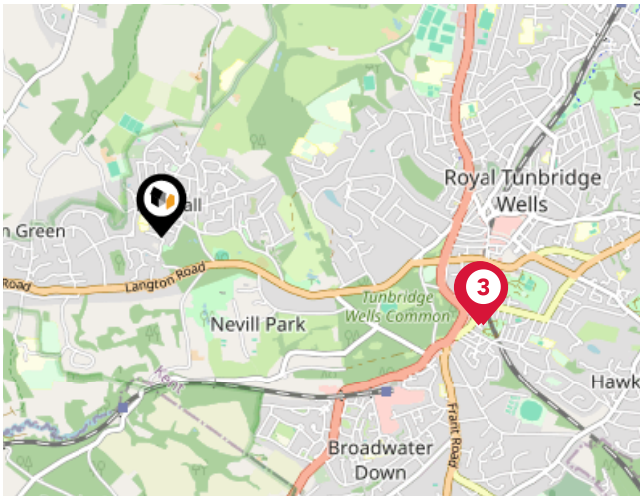
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 58% of fixed outlets
<b>Floors:</b>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	94 m <sup>2</sup>



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <a href="#">Rusthall St Paul's CofE VA Primary School</a> Ofsted Rating: Good   Pupils: 177   Distance:0.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <a href="#">Bishops Down Primary School</a> Ofsted Rating: Good   Pupils: 269   Distance:0.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <a href="#">Broomhill Bank School</a> Ofsted Rating: Good   Pupils: 256   Distance:0.66</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <a href="#">Rose Hill School</a> Ofsted Rating: Not Rated   Pupils: 239   Distance:0.81</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <a href="#">Holmewood House School</a> Ofsted Rating: Not Rated   Pupils: 471   Distance:0.88</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <a href="#">Bennett Memorial Diocesan School</a> Ofsted Rating: Outstanding   Pupils: 1703   Distance:0.95</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <a href="#">Speldhurst Church of England Voluntary Aided Primary School</a> Ofsted Rating: Outstanding   Pupils: 198   Distance:1.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <a href="#">Langton Green Primary School</a> Ofsted Rating: Outstanding   Pupils: 419   Distance:1.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

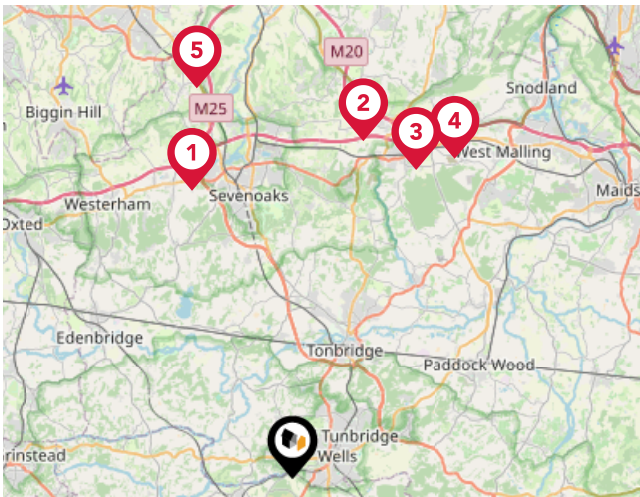


		Nursery	Primary	Secondary	College	Private
	<b>St Mark's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 326   Distance: 1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Wells Free School</b> Ofsted Rating: Good   Pupils: 170   Distance: 1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tunbridge Wells Girls' Grammar School</b> Ofsted Rating: Outstanding   Pupils: 1018   Distance: 1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Gregory's Catholic School</b> Ofsted Rating: Outstanding   Pupils: 1347   Distance: 1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Skinners' School</b> Ofsted Rating: Good   Pupils: 1093   Distance: 1.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Broadwater Down Primary School</b> Ofsted Rating: Good   Pupils: 146   Distance: 1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Mead School</b> Ofsted Rating: Not Rated   Pupils: 238   Distance: 1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Southborough CofE Primary School</b> Ofsted Rating: Good   Pupils: 599   Distance: 1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



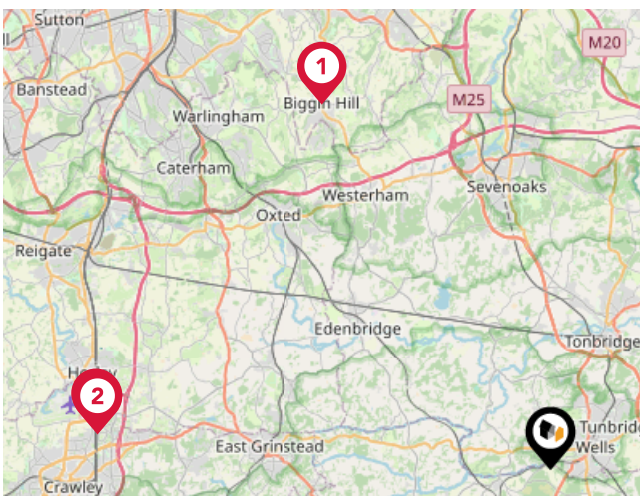
## National Rail Stations

Pin	Name	Distance
1	Tunbridge Wells Rail Station	1.53 miles
2	Tunbridge Wells Rail Station	1.53 miles
3	Tunbridge Wells Rail Station	1.55 miles



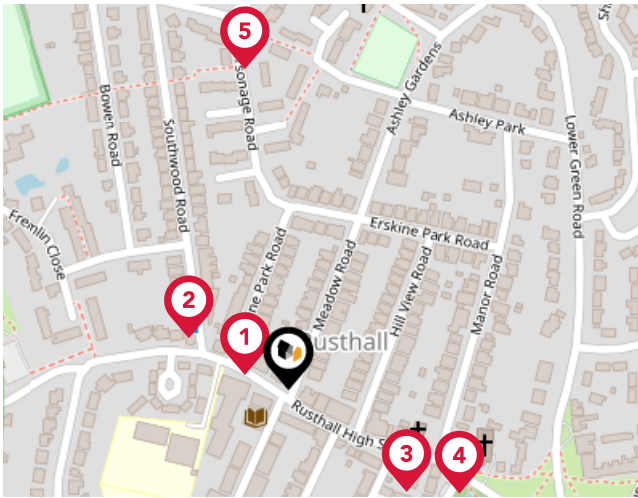
## Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J5	11.37 miles
2	M20 J2	12.83 miles
3	M26 J2A	12.38 miles
4	M20 J3	13.39 miles
5	M25 J4	14.94 miles



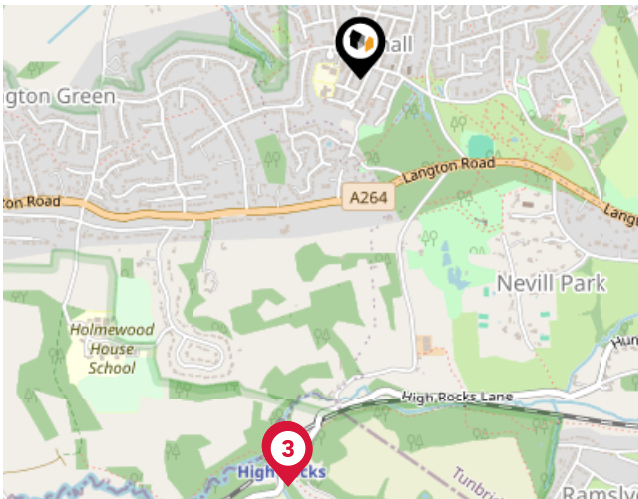
## Airports/Helipads

Pin	Name	Distance
1	Biggin Hill Airport	16.02 miles
2	London Gatwick Airport South Terminal	16.89 miles
3	London Gatwick Airport South Terminal	16.91 miles
4	London Gatwick Airport South Terminal	16.93 miles



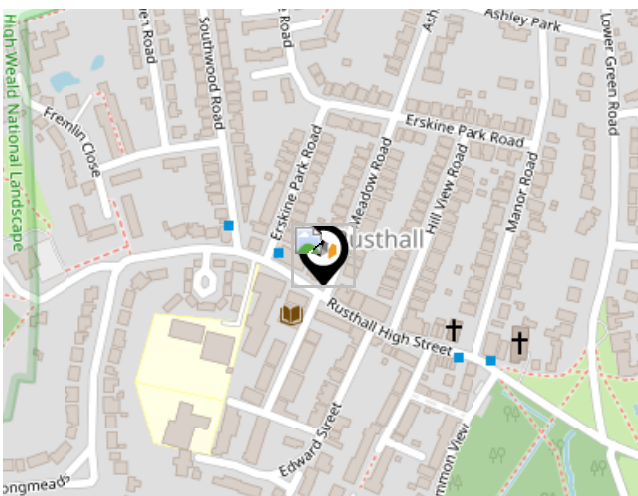
### Bus Stops/Stations

Pin	Name	Distance
1	Erskine Park Road	0.03 miles
2	Southwood Road	0.07 miles
3	Rusthall High Street	0.09 miles
4	Rusthall High Street	0.12 miles
5	Parsonage Close	0.19 miles



### Local Connections

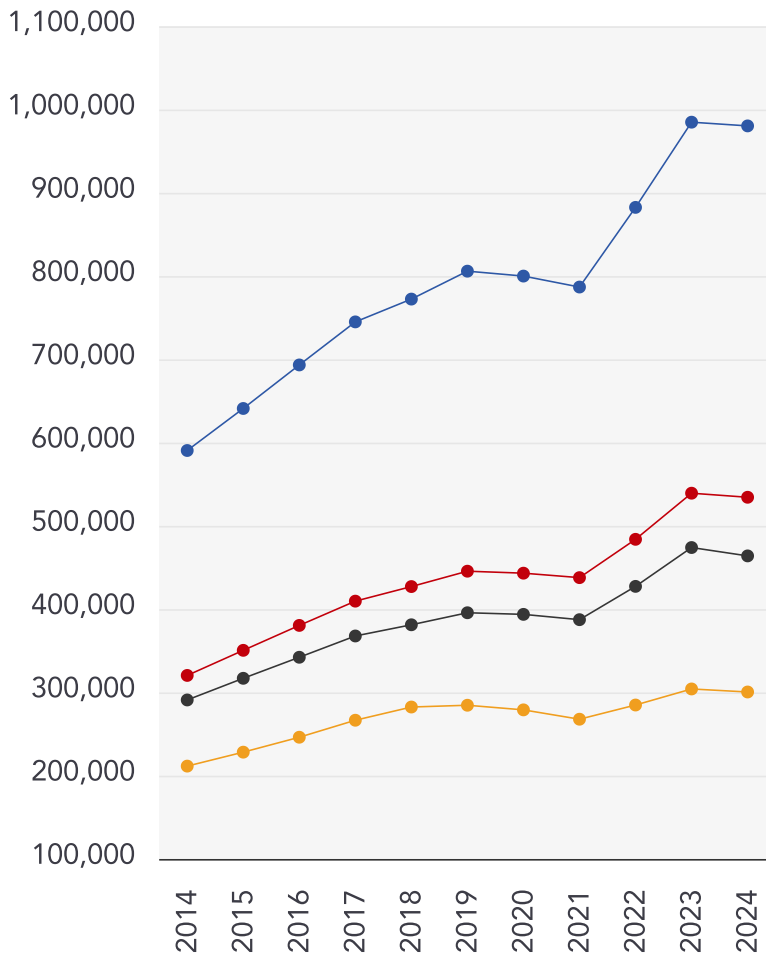
Pin	Name	Distance
1	High Rocks (Spa Valley Railway)	0.96 miles
2	High Rocks (Spa Valley Railway)	0.96 miles
3	High Rocks (Spa Valley Railway)	0.96 miles



### Ferry Terminals

Pin	Name	Distance
1	Tilbury Ferry Stop	22.2 miles
2	West Street Pier	22.22 miles
3	Town Pier	22.23 miles

10 Year History of Average House Prices by Property Type in TN4



Detached

**+66.01%**

Semi-Detached

**+66.77%**

Terraced

**+59.45%**

Flat

**+42.08%**



### 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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