



RYMERS CLOSE
TUNBRIDGE WELLS - £595,000



WOOD & PILCHER
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13 Rymers Close

13 Rymers Close,
Tunbridge Wells, TN2 3AQ

A detached four bedroom family home with garage, parking and gardens situated in a cul-de-sac position within 0.5 miles of the station. NO CHAIN

Situated in an elevated cul-de-sac position within easy reach of the main line station, shops and amenities is this four bedroom detached family home.

Having been let to the same family for 25 years the property has been well looked after but would now benefit from a program of updating but offers good size accommodation suitable for a growing family.

The property is well laid out with an entrance hall, sitting room overlooking the garden, kitchen/ breakfast room which opens up to the dining room study and cloakroom downstairs. On the first floor are four bedrooms which are all double rooms with built in wardrobes and the principle bedroom has an ensuite in addition to the family bathroom. Outside there is a single garage with parking to the front as well as a good size rear garden which is mainly laid to lawn and very private. Being sold with NO CHAIN we highly recommend a viewing to appreciate the scope and size of this property.

Front door

ENTRANCE HALL:

Stairs to the first floor, radiator, understairs cupboard.

SITTING ROOM:

Sash window and double doors opening to garden, radiator, wood burning fireplace.

DINING ROOM:

Sash windows to front, radiator, sliding door to kitchen and door to sitting room.



KITCHEN/BREAKFAST ROOM:

Fitted with a range of wall and floor cupboards and drawers with a matching worksurface and tiled splashbacks with space for washing machine, dishwasher and fridge/ freezer. Gas hob and electric double oven, 1 1/2 sink unit with mixer tap and drainer, sash windows to rear, frosted door to side, tiled floor, ceiling spotlights.

STUDY:

Sash window to front, radiator.

CLOAKROOM:

Frosted window to side, WC, wall mounted basin.

LANDING:

Loft Hatch

BEDROOM:

Two sash windows to rear, radiator, built in wardrobe.

EN-SUITE:

Window to side, hand wash basin, bath with mixer tap and shower attachment, WC, tiled walls, radiator.

BEDROOM:

Sash window to rear, radiator, built in wardrobe.

BEDROOM:

Sash window to front, radiator, built in wardrobe.

BEDROOM:

Two sash windows to front, radiator, built in wardrobe.

BATHROOM:

Sash window to side, bath with separate ther mostatic shower over with glass screen, hand wash basin, WC, tiled walls, radiator.

OUTSIDE FRONT:

Small section of lawn and footpath with steps up to front door, driveway providing parking for one/ two cars and access to garage.



OUTSIDE REAR:

Mainly laid to lawn with flower beds and borders containing mature shrubs and trees, patio, outside tap, side access.

GARAGE:

Single garage with up and over door, power & light.

SITUATION:

The property is located close to High Brooms station with its fast and frequent train services to London Charing Cross/Cannon Street and the south coast. Within the locality is a selection of good state and independent schools for children of all ages. Shopping and retail facilities are offered in Tunbridge Wells town centre, approximately a mile distant. Recreational facilities in the area include the nearby Tunbridge Wells Sports and Indoor Tennis Centre on the St John's Road, local golf, cricket and rugby clubs and the Knights Park Leisure and Retail Centre including Marks & Spencer, a multiscreen cinema and bowling complex.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment Wood & Pilcher 01892 511311

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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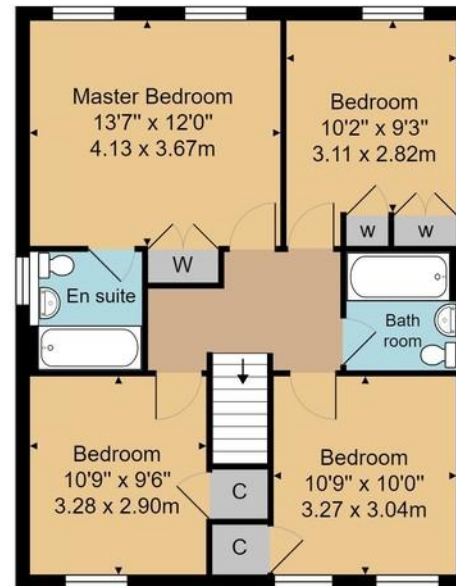
Email: southborough@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

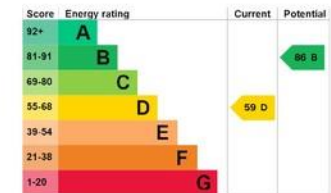
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Ground Floor



First Floor



House Approx. Gross Internal Area
1388 sq. ft / 128.9 sq. m

Approx. Gross Internal Area
(Incl. Garage)
1556 sq. ft / 144.6 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.