



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 4 Bedrooms
- Security Deposit: £2,884
- Council Tax Band: E
- Energy Efficiency Rating: D
- Off Road Parking
- Close to Local Amenities

Sheffield Road, Tunbridge Wells

£2,500 pcm



Sheffield Road, Tunbridge Wells, TN4 0PD

A well-presented four-bedroom detached bungalow located in a quiet cul-de-sac just off Southborough High Street.

The property offers spacious and well-proportioned accommodation, finished in light and neutral tones throughout. Upon entering, a generous entrance hallway with engineered wood flooring provides access to the principal reception areas. The dual-aspect living room is particularly spacious and benefits from a log burner and patio doors opening directly onto the rear garden. There is also a separate dining room, which in turn leads through to a useful study, providing an ideal space for home working.

The modern kitchen is well equipped with a comprehensive range of wall and base units, offering excellent storage, together with an integrated electric hob and oven. A further door provides access to the garden. From the hallway there is a separate utility area, fitted with a washing machine and additional space for a tumble dryer.

There are four bedrooms, including a generously proportioned principal bedroom which benefits from built-in wardrobe and an en-suite shower room. The remaining three bedrooms are served by a modern family bathroom.

OUTSIDE:

To the front of the property is a driveway providing off-road parking for up to three vehicles, together with gated side access leading to the rear garden. The garden features an extensive paved patio which wraps around two sides of the property, alongside a separate lawned area, providing plenty of space for outdoor seating and entertaining. A further benefit is the addition of a useful workshop with power, offering excellent storage or potential hobby space.

SITUATION :

The property is situated in a pleasant residential road, off London Road, close to Southborough Common. The property is within walking distance of Southborough with its shops and local amenities, the area is also well known for its close proximity to many well regarded primary and secondary schools. Tunbridge Wells and Tonbridge town centres are each approximately 2 mile distant offering a wider range of shopping facilities together with mainline stations providing fast and frequent



Approx. Gross Internal Area 1136 ft² ... 105.6 m²

services to London and the South Coast. The property is well located for access onto the A21 dual carriageway which provides a direct link onto the M25 London orbital motorway. The area is also well served with good recreation facilities including local park.

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

**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

