



HOME FARM COURT

FRANT, TUNBRIDGE WELLS - GUIDE PRICE £300,000 - £325,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

**13 Home Farm Court
Frant, Tunbridge Wells TN3 9DQ**

**Entrance Lobby - Kitchen - Inner Lobby - Ground Floor
Shower Room - Dining Room - Lounge With French
Doors To Private Patio - First Floor Landing - Shower
Room - Two Bedrooms - Communal Gardens - Garage
En Bloc**

Offered as top of chain and presenting an excellent opportunity for refurbishment, a light and spacious retirement cottage set in this most popular and attractive courtyard development, just off the centre of Frant Village. Suitable for people of 55 or over with a part time site manager, the property enjoys well arranged accommodation including a large principal reception room open to a separate dining room, a good sized kitchen, downstairs WC/shower room and two large bedrooms on the first floor with fitted wardrobes and a further bathroom. Should it be necessary, the property is designed to give single storey living by converting the dining room to a bedroom. Externally, the property has a garage en bloc and there is access to the communal gardens which are informally divided by picket fencing.

Access is via part glazed, double glazed door with two inset opaque panels to:

ENTRANCE LOBBY: Of a good size with wall mounted Dimplex electric radiator, stairs to first floor, cornicing, emergency pull cord, door to a small cupboard with inset electrical consumer unit and with further storage space. Acorn stairlift. Door to:

KITCHEN: Range of wall and base units with complementary work surface. Inset one and a half bowl sink with mixer tap over. Inset ceramic 'AEG' electric hob with extractor over, integrated double electric oven, Integrated dishwasher. Space for freestanding fridge/freezer, space for washing machine and tumble dryer. Further general storage space. Tiled floor. Emergency pull cord. Double glazed window to front with fitted blind. Door to:

INNER LOBBY: Door to:

GROUND FLOOR SHOWER ROOM: Fitted with a low level WC, corner shower cubicle with single head shower over, wash hand basin. Tiled floor, part tiled walls, wall mounted towel radiator, medicine cabinet, emergency pull cord, fitted mirror, wall mounted electric, light with shaver point.



DINING ROOM: Wall mounted electric radiator, emergency pull cord, space for dining table and chairs. Bank of double glazed windows with views toward communal gardens. Open to:

LOUNGE: Of a good size and with ample room for lounge furniture and entertaining. Two wall mounted electric radiators, wall mounted wooden fire surround, cornicing, door to entrance lobby, various media points. Double glazed French doors to private patio and a bank of double glazed windows with views toward communal gardens.

FIRST FLOOR LANDING: Double glazed windows to front, areas of fitted storage cupboards, door to cupboard housing hot water cylinder with areas of shelving. Doors to:

SHOWER ROOM: Fitted with a pedestal wash hand basin, low level WC, bidet, spacious shower cubicle with fitted seat. Tiled floor, part tiled walls, wall mounted towel radiator, wall mounted medicine cabinet, wall mounted electric heater, wall mounted mirror, wall mounted light with shaver point, emergency pull cord.

BEDROOM: Wall mounted electric radiator, various media points, emergency pull cord. Space for bed and associated bedroom furniture. Fitted wardrobe with shelving and coat rails. Double glazed windows overlooking communal gardens.

BEDROOM: Of a good size and with ample room for large bed and associated bedroom furniture. Fitted wardrobe with areas of shelving and coat rail, wall mounted electric radiator, various media points, emergency pull cord. Bank of double glazed windows toward communal gardens.

PRIVATE PATIO: Of a low maintenance design, retaining hedging and communal gardens beyond.

OUTSIDE: Externally, the property has a garage en-bloc with further shared visitor's spaces and use of the most attractive communal gardens.

SITUATION: Home Farm Court is set in a pleasant and private semi rural location, accessed through an impressive stone gateway at the bottom end of Frant High Street.



Frant itself has a particularly pretty High Street with a local general store/post office, two pubs, church, bowls club, village hall, primary school and the famous cricket green. There are bus services to nearby Tunbridge Wells which is just over 3 miles away and offers a full mix of social, retail and educational facilities along side a mainline railway station to both London and the South Coast. The larger village of Wadhurst is some 4 miles distant, again with primary and secondary schools and a wider mix of retailers including both Co-operative & Jempsons supermarkets. The property enjoys ready access to the High Weald area of Outstanding Natural Beauty.

TENURE: Leasehold
Lease - We are advised by the executors that the lease is currently being extended to 990 years. The new lease will be available prior to exchange of contracts.
Service Charge - currently £5294.28 per year
No Ground Rent
We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND: E

VIEWING: By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION: Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Electricity & Drainage
Heating - Electric

AGENTS NOTE: The alarm cords are all directly connected to a response team who can offer assistance and call emergency services 24/7.

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.



23 High Street, Tunbridge Wells,
Kent, TN1 1UT

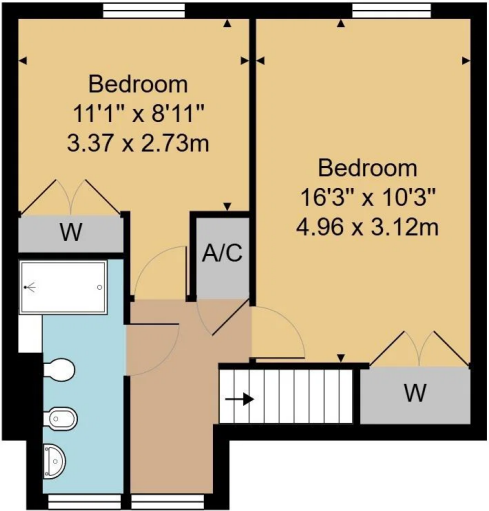
Tel: 01892 511211

Email:

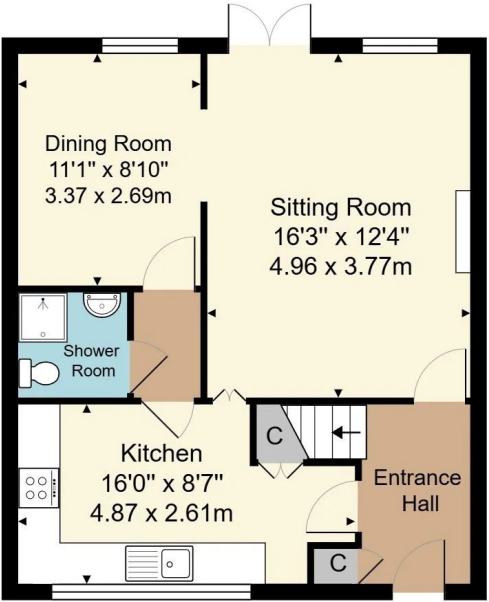
tunbridgewells@woodandpilcher.co.uk

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

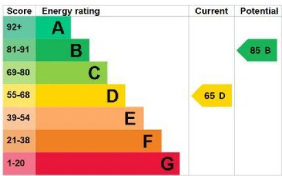
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First Floor



Ground Floor



Approx. Gross Internal Area
988 sq. ft / 91.8 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.