



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 3 Bedrooms
- Security Deposit: £2,019.00
- Council Tax Band: C
- Energy Efficiency Rating: D
- Superb Central Location
- Low maintenance rear Garden

**Dale Street, Tunbridge Wells**

**£1,750 pcm**



**Dale Street, , Tunbridge Wells, , TN1 2QJ**

This is a three-bedroom mid-terrace house, ideally located close to Tunbridge Wells town centre and within less than a mile of the mainline station.

A highly desirable three-bedroom end-of-terrace house, ideally positioned close to the town centre of Royal Tunbridge Wells and located under one mile from the mainline station.

**Accommodation:** The property comprises an entrance hall leading to a sitting room with access to the garden. The kitchen is fitted with a range of wall and base units, including an electric hob with extractor hood above, electric oven, dishwasher and washing machine.

To the first floor are three bedrooms, all benefiting from fitted wardrobes, along with a modern bathroom featuring a white suite, wash hand basin with mixer tap and storage beneath, and a bath with shower over. In addition, there is a basement-level room which can be used as a bedroom or home office.

**Outside:** A generous decked area, ideal for outdoor dining and entertaining.

**Situation:** The property is conveniently located close to the Royal Victoria Place Shopping Centre and Calverley Road precinct, offering a wide selection of High Street retailers, cafés and restaurants. Tunbridge Wells mainline station is situated less than one mile away, providing regular services to London Bridge and Cannon Street.

The Old High Street, known for its range of independent shops, and the historic Pantiles-home to cafés, restaurants and



seasonal events-are also nearby. The area offers excellent schooling for all age groups, along with a wide range of leisure facilities including Dunorlan Park with its boating lake, as well as local golf, tennis, rugby and cricket clubs, and two theatres, all contributing to the vibrant character of this popular spa town.

**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 themselves in respect of any furnishings provided.

## 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.

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Crowborough	01892 665666
Southborough	01892 511311
Tunbridge Wells	01892 511211
Letting & Management	01892 528888
Associate London Office	02070 791568

