



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bed Semi Detached House
- Security Deposit: £1,730
- Council Tax Band: C
- Energy Efficiency Rating: D
- On Street Parking
- Close to Local Shops

Southwood Road, TUNBRIDGE WELLS

£1,400 pcm



Southwood Road, Tunbridge Wells, TN4 8SR

A well presented two bedroom semi detached period property in this pleasant residential location in the village of Rusthall, close to Tunbridge Wells. This property offers a wood burner to the lounge as well as a spacious and separate lounge and dining room, and a contemporary kitchen. Externally, the gardens are principally low maintenance with well stocked beds to both front and rear and generous entertaining space.

A charming two-bedroom semi-detached period home, ideally situated in a popular residential road in the sought-after village of Rusthall, just a short distance from Tunbridge Wells town centre. Combining character features with modern conveniences, this beautifully presented property offers well-proportioned accommodation throughout.

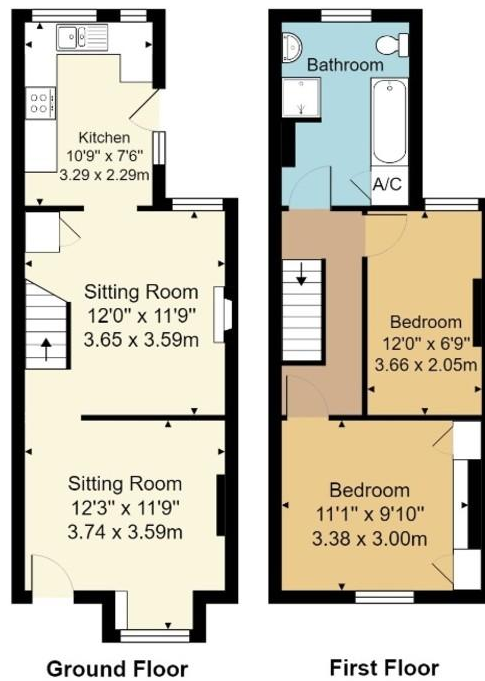
The ground floor comprises a welcoming dining room leading through to a spacious living room, complete with an attractive wood-burning stove, creating a warm and inviting focal point. To the rear, the contemporary fitted kitchen offers a range of integrated appliances and provides direct access to the rear garden.

Upstairs, there are two generous double bedrooms and a spacious family bathroom.

Outside, the property enjoys attractive, low-maintenance gardens to both the front and rear, with well-stocked flower beds and a private patio area ideal for outdoor dining and entertaining. On-street parking is available on Southwood Road.

SITUATION:

The property is situated in the village of Rusthall which has a good mix of independent retailers, with a popular school and immediate access to the pretty Rusthall Common. Beyond this, Tunbridge Wells itself has a far wider mix of social, retail and educational facilities including two theatres, multiple shopping opportunities at both North Farm Retail Park and the Royal Victoria Place Shopping Centre, alongside a host of independent retailers, restaurants and bars between the Pantiles and Mount Pleasant. Tunbridge Wells has two main line railway stations connecting to London termini and the south coast and there is the further availability of a commuting bus in the area.



Approx. Gross Internal Area 703 sq. ft / 65.3 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.

VIEWING:

Strictly by prior appointment with Wood & Pilcher Letting & Management 01892 528888

IMPORTANT AGENT'S 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

