



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 4 Bedrooms
- Security Deposit: £2,884
- Council Tax Band: E
- Energy Efficiency Rating: E
- Off Road Parking
- Generously Sized Garden

Five Oak Green Road, Tudeley

£2,500 pcm



Five Oak Green Road, Tudeley, Tonbridge, TN11 0PN

A beautifully refurbished and thoughtfully extended semi-detached character property, offering a wonderful blend of original charm and contemporary style. Set well back from the road on a generous plot, the property enjoys picturesque rural views to the front and a substantial rear garden.

The spacious accommodation is arranged over two floors and benefits from a light and welcoming open-plan living, kitchen and dining area, with two windows overlooking the surrounding fields and direct access to a bright conservatory with glass roof and doors opening onto the garden. The modern kitchen is well appointed with quartz work surfaces, gloss cabinetry, an island with seating, integrated dishwasher, induction hob, oven and grill, and fridge/freezer. A separate utility room provides additional storage, a sink and space for a washing machine, tumble dryer and further fridge/freezer, while a useful cloakroom completes the ground floor.

Upstairs, the property provides four well-proportioned bedrooms, including a generous principal bedroom with handmade fitted wardrobes and a stylish en-suite shower room. Two further double bedrooms benefit from fitted wardrobes, with the fourth bedroom providing useful additional accommodation as a single bedroom or study. A contemporary family bathroom with bath and overhead rain shower completes the first floor. Further features include double glazing, laminate flooring to the main living areas, carpeted bedrooms and landing, and a wall-mounted boiler.

Outside, the property is approached via a sizeable front garden and driveway, with the generous rear garden extending approximately 80 feet (unmeasured), providing an excellent private outdoor space and enjoying the surrounding rural setting.

SITUATION: Being situated within the popular Hamlet of Tudeley which sits between the main Towns of Tonbridge and Paddock Wood. This property enjoys the luxury of countryside living with the addition of being only a short drive away from Tonbridge and the main line station. Easy access links to A21, and M25.

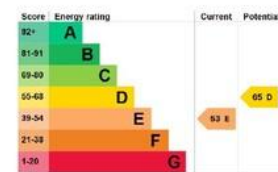
VIEWING: Strictly by prior appointment with Wood & Pilcher Letting & Management 01892 528888



First Floor



Ground Floor



Approx. Gross Internal Area

IMPORTANT AGENTS NOTES: 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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