WOOD & PILCHER

Sales, Lettings, Land & New Homes





- 3 Bedrooms
- Security Deposit: £2,307.00
- Council Tax Band: D
- Energy Efficiency Rating: D
- Close to Main Line Station
- Off Road Parking

Treetops, TONBRIDGE **£2,000 pcm**









Treetops, Tonbridge, Kent, TN9 2UT

THIS SUBSTANTIAL 3 BEDROOM FAMILY HOME ALSO BENEFITS FROM A CONSERVATORY AND LARGE GROUND FLOOR STUDY.

This lovely spacious semi detached house is situated in a prime cul-de-sac location and benefits from double glazing, gas central heating and off road parking.

ACCOMMODATION

The accommodation comprises of an entrance hall, modern kitchen/breakfast room with wall and base units, integrated double electric oven with four ring gas hob and extractor hood over, freestanding fridge/freezer, dishwasher and washing machine. Spacious living/dining room with stairs leading to the first floor and laminate flooring, large study/family room and a conservatory with French doors leading to the rear garden.

Upstairs there are three double bedrooms and a family bathroom comprising a white suite with panelled bath with shower over, pedestal wash hand basin and a WC with concealed cistern.

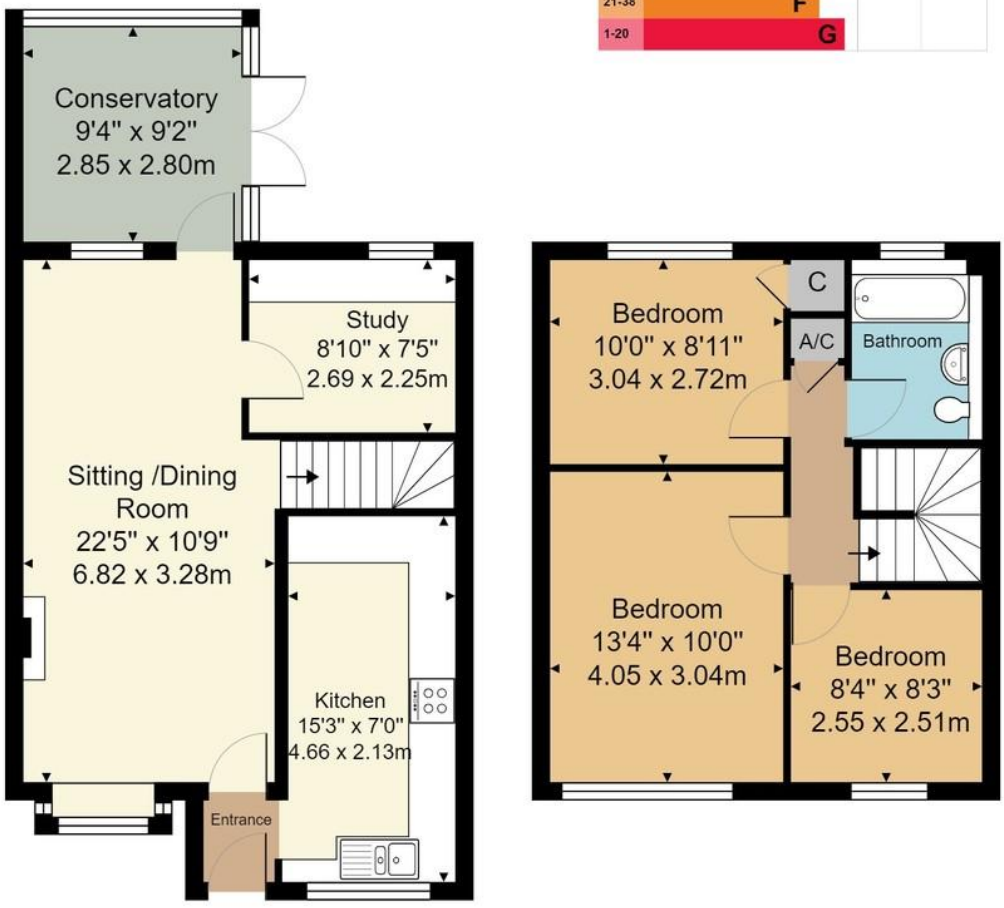
Outside

The property is approached via a driveway providing off road parking for 2 cars and is partially bordered with mature shrubs and hedges. To the rear of the property there is a private garden, which is mainly laid to lawn with mature trees and shrub borders and a patio area adjoining the back of the house, ideal for entertaining.

SITUATION

The property is situated in a popular residential area within close proximity to the town centre which offers a range of high street retailers, pubs, cafes, restaurants, supermarkets, leisure facilities including The Angel Centre, Tonbridge indoor/outdoor pools and Tonbridge Park with the historic castle rowing and river activities, primary, secondary and





Ground Floor **First Floor**

Approx. Gross Internal Area 974 ft² ... 90.5 m²

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

grammar schools and mainline railway station with its fast and frequent services to London Bridge/Charing Cross.

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.

Heathfield 01435 862211
Crowborough 01892 665666
Southborough 01892 511311
Tunbridge Wells 01892 511211
Letting & Management 01892 528888
Associate London Office 02070 791568