



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bedroom Period House
- Deposit: £1,557.00
- Spacious Lounge & Kitchen
- First Floor Bathroom
- On Street Parking
- Energy Efficiency Rating: C

St. Pauls Street, Tunbridge Wells

£1,350 pcm



St. Pauls Street, , Tunbridge Wells, , TN4 8RJ

A large 2 bedroom mid-terrace period cottage sits on a peaceful no-through road in central location within Rusthall village. It features a spacious lounge, a well-proportioned kitchen with room for a breakfast table and a family bathroom, plus a pleasant enclosed rear garden.

Access is via a solid door with inset opaque panels leading to:

LOUNGE: A large room. Carpeted, two radiators, various media points, fitted cupboard to one side of the original chimney breast. Space for lounge and dining furniture and entertaining. Double glazed window to the front with fitted roller blind.

KITCHEN/BREAKFAST ROOM: Of a good size and fitted with a range of contemporary wall and base units with a complementary work surface. Inset single bowl sink with mixer tap over. Integrated electric oven and inset four ring electric hob with feature extractor fan over. Space for washing machine. Tiled floor, radiator, good general storage space, inset spotlights to the ceiling. Space for breakfast table and chairs. Understairs cupboard area with good general storage space and space for a free standing fridge/freezer. Wall mounted 'Ariston' boiler. Double glazed window to the rear. Door leading to:

REAR LOBBY AREA: Partially glazed double glazed door to the rear garden and stairs returning up to the first floor.

FIRST FLOOR LANDING: Carpeted, loft access hatch, door leading to:

BEDROOM: Fitted carpet, radiator, space for a double bed and associated bedroom furniture. Double glazed window to the front with fitted roller blind.

BATHROOM: Pedestal wash hand basin with mixer tap over, panelled bath with taps over and further single shower head over and fitted glass screen, low level WC. Tiled floor, tiled walls, heated towel radiator, inset spotlights to the ceiling, extractor fan.



Ground Floor



First Floor

BEDROOM: Of a good size and with space for a single bed and associated bedroom furniture, radiator. Double glazed windows to the rear with a fitted roller blind.

OUTSIDE FRONT: Essentially a low maintenance front garden with steps leading down to the street. Retaining brickwork and wooden fencing, and a small lawn area to the front set to wood chippings.

OUTSIDE REAR: A lower maintenance garden space with painted walls and further areas of retaining wooden fencing, external power points. Patio area to the immediate rear of the property with space for garden furniture and entertaining. Step up to a higher level set to brick paving and leading to a gate at the rear which in turn leads to a twitten.

**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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