WOOD & PILCHER

Sales, Lettings, Land & New Homes





- 2 Bedrooms
- Security Deposit: £1,903
- Council Tax Band: D
- Energy Efficiency Rating: B
- Driveway Parking for 2/3 Cars
- Stunning Countryside Views

Three Leg Cross, Ticehurst **£1,650 pcm**



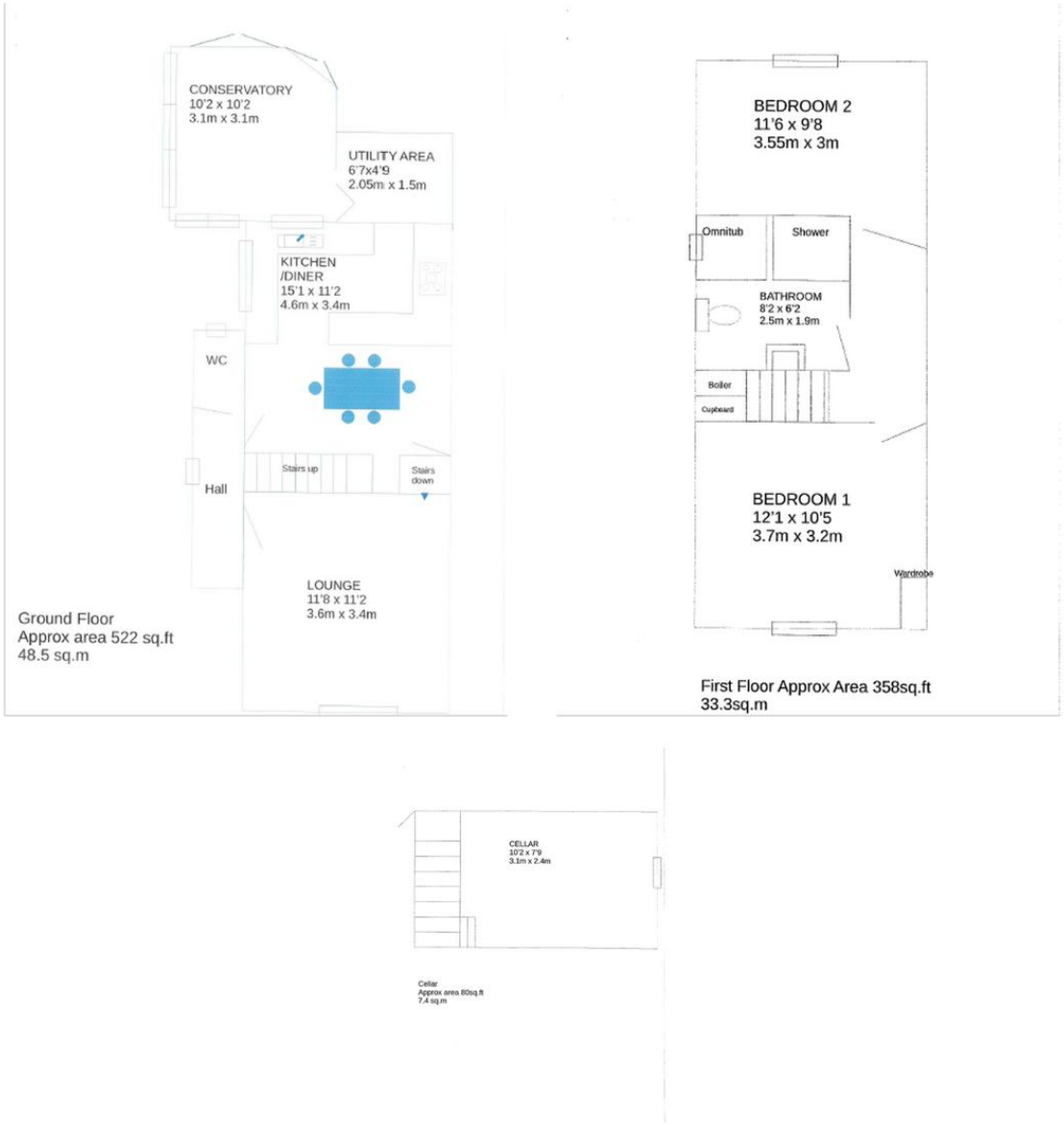



Three Leg Cross, Ticehurst, Wadhurst, TN5 7HL

A charming two-bedroom semi-detached home offering well-proportioned and versatile accommodation in a desirable position on the outskirts of Ticehurst Village.

The ground floor comprises a welcoming entrance hall and a bright living room overlooking the front garden and lane. It has a log burning stove and the hub for the high-speed Wi-Fi system – up to 900 Mbps. There is a downstairs WC at the end of the hall. A door leads to the open-plan kitchen/dining room. The kitchen is fitted with a range of wall and base units, with a dishwasher, double oven and gas hob. A new fridge/freezer and a new washer/dryer have been installed in a separate utility area.
Upstairs there are two well-proportioned double bedrooms. The front bedroom has built-in storage and the back bedroom overlooks the garden and farmlands beyond. The bathroom features a separate walk-in shower and an Omnitub. The gas fired combi boiler, which provides the central heating and hot water, is situated in the bathroom cupboard. The property also has a cellar with some natural light and electricity, offering excellent additional room for a further living space or for storage.
To the rear of the property is a lovely conservatory with two sets of double patio doors opening onto the garden. The skylight has a movable blind, as do all the windows.
Outside, the rear garden is predominantly laid to lawn, with a brick pathway leading to a patio area at the far end and enjoys superb views across the surrounding countryside, providing a particularly attractive setting. There is also a garden shed and wall mounted water butt. To the front of the property there is a driveway offering off-road parking for up to two or three vehicles.

SITUATION: Situated in a lovely semi-rural position on the outskirts of the sought-after village of Ticehurst, the property enjoys the benefit of beautiful surrounding countryside whilst remaining within easy reach of local amenities. Ticehurst offers a good range of village facilities, including a convenience store and post office, traditional pubs and a primary school. The neighbouring village of Wadhurst (3.9 miles) provides further amenities, whilst the larger town of Royal Tunbridge Wells (11.0 miles), offers an extensive range of shops, restaurants, leisure facilities and mainline rail services. For commuters there are rail services to London from both Stonegate Station (3.5 miles) and Wadhurst Station (5.3 miles), whilst regular bus services operate through the surrounding villages. The nearby A21 also provides convenient road links towards Tunbridge Wells,



Hastings and the M25.

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