



ROCK VILLA ROAD
TUNBRIDGE WELLS - £425,000



WOOD & PILCHER
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12 Rock Villa Road
Tunbridge Wells, TN1 1HA

Lounge - Inner Lobby - Dining Room - Contemporary
Kitchen- First Floor Landing - Two Bedrooms - Bathroom
- Second Floor Bedroom - En-Suite Shower Room - Low
Maintenance Front & Rear Gardens - Permit Parking

Enjoying an especially central Tunbridge Wells location but on a pleasingly peaceful street, an extremely well presented three bedroom mid terrace house. The property is arranged over three levels and comes with the real advantages of both an en-suite and walk-in wardrobe to the upper floor, two bedrooms and a further bathroom to the first floor, and both spacious and separate lounge and dining room on the ground floor. The property has an excellent flow and has been a beneficiary of considerable improvements in the owner's time of occupation. A glance at the attached photographs and floorplan will give an indication as to the quality of this proposition. There are lower maintenance gardens to both front and rear with the former being something of a suntrap and the latter giving a peaceful space in a most central location.

Access is via a partially glazed front door with four inset glass panels to:

LOUNGE:

Good areas of exposed pine floorboards, radiator, cornicing, ceiling rose. Feature fireplace with tiled slips and a wooden mantle and surround with a fitted cupboard to one side of the chimney breast with further shelves over and additional fitted shelves to the other side. Double glazed windows to the front.

INNER LOBBY:

Carpeted, stairs to the first floor. Door to:

DINING ROOM:

Good areas of exposed pine floorboards, radiator, cornicing. Doors to an understairs cupboard with good general storage space and coat hooks, areas of wooden panelling. Partially glazed double glazed door to the rear garden. This is open to:

KITCHEN:

Of a contemporary style and fitted with a range of high gloss wall and base units with a complementary work surface. .



Inset single bowl stainless steel sink with mixer tap over. Space for washing machine, slim line dishwasher and fridge/freezer. Wall mounted 'Worcester' boiler. Inset four ring 'Smeg' gas hob with feature splashback and extractor over, integrated electric oven with further integrated microwave over. Feature radiator, vinyl floor, inset spotlights to the ceiling, extractor. Small loft access hatch. Partially glazed door to the rear garden with fitted roller blind and further windows to the side.

FIRST FLOOR LANDING:
Carpeted. Doors leading to:

BEDROOM:
Space for a double bed and associated bedroom furniture. Feature cast iron fireplace, radiator. Double glazed windows to the front.

BATHROOM:
Fitted with a wall mounted wash hand basin with mixer tap over, panelled bath with mixer tap over and single head shower attachment, fitted glass shower screen, low level WC. Areas of dado rail, feature towel radiator, fitted cabinet with mirror front, tiled floor, part tiled walls, electric shaver point, corning. Double glazed window to the rear.

BEDROOM:
Carpeted, radiator, space for bed and associated bedroom furniture. Door to an understairs cupboard area with areas of fitted coat rails. Double glazed windows to the rear.

Carpeted stairs returning to the **SECOND FLOOR:**

BEDROOM:
Good area of fitted carpet, radiator. Space for a double bed and associated bedroom furniture. Wardrobe with good general storage space including areas of floating shelving and fitted coat rails. Two double glazed French doors leading to a Juliet balcony with double glazed windows to either side. Door leading to:

EN-SUITE SHOWER ROOM:
Low level WC, wall mounted wash hand basin with mixer tap over and storage below, shower with glass door, feature recess and two shower heads over. Feature tiled floor, part tiled walls, wall mounted electric heater, towel radiator, fitted mirror, feature recess. Velux window to the front.



OUTSIDE FRONT:

The front garden is set to a low maintenance design with a brick path leading from the shared pathway to the front door. There is space for an external bench with a lower maintenance stone and paved area and areas of mature rosebush plantings.

OUTSIDE REAR:

The rear garden is set to a lower maintenance design with a shared brick right of way running along the back of all properties and with a side return allowing good external storage space. There are three steps up to the raised garden area which is again essentially lower maintenance with good areas of paving and good space for seating and entertaining. There is a large external storage unit and a higher level raised area suitable for pot plants etc. The nature of local geography affords this garden a particularly good level of privacy.

PERMIT PARKING:

All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm availability of parking permits for the area.

TENURE: Freehold

COUNCIL TAX BAND: C

VIEWING: By appointment with Wood & Pilcher 01892 511211

AGENTS NOTE:

Planning permission has been granted for a side return downstairs, application reference is 14/506761/FULL.

ADDITIONAL INFORMATION: Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



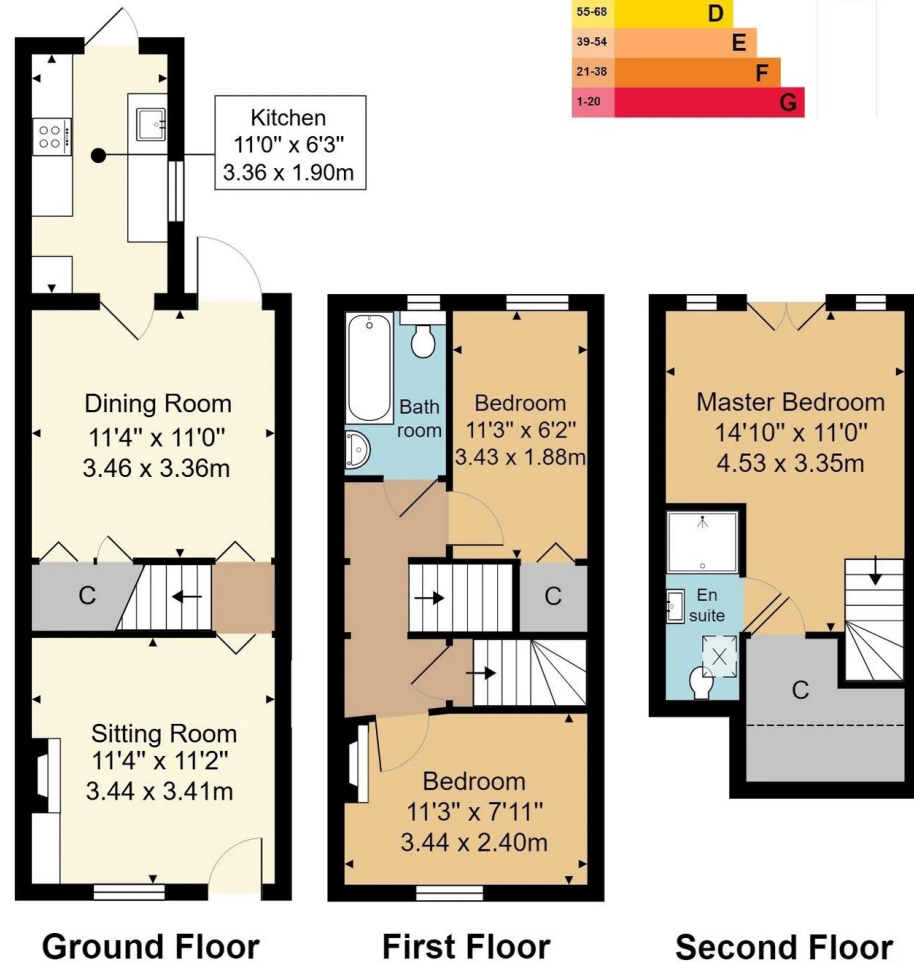
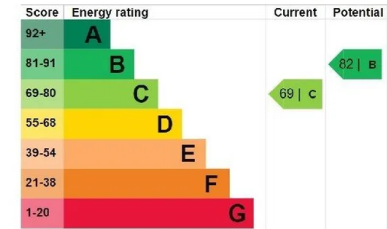
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Approx. Gross Internal Area 889 ft² ... 82.6 m²

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 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.