



10 CUMBERLAND MEWS

Tunbridge Wells, Kent



A BEAUTIFULLY PRESENTED MEWS HOUSE

Situated in one of the most sought-after locations in Tunbridge Wells, within easy walking distance of the mainline station (0.3 of a mile) and a wide array of shops, boutiques, bars and restaurants on the old High Street and famous Pantiles.

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Local Authority: Tunbridge Wells Borough Council
Council Tax Band: F
Tenure: Freehold

Services: Mains water, electricity and drainage. Gas-fired central heating.

Agent's Note: Approximately £10 per annum towards communal entrance light. Initially approached via private Cumberland Yard.

Postcode: TN11TU [what3words.com/stays.dock.also](https://www.what3words.com/stays.dock.also)



THE PROPERTY

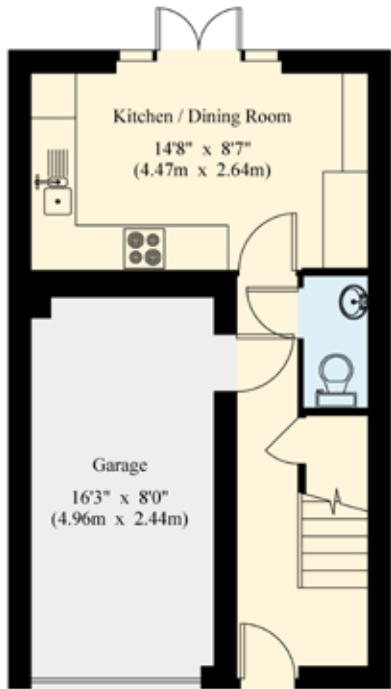
The house presents in excellent order throughout, with accommodation arranged over three storeys. On the ground floor, there is a stylish kitchen with doors leading directly out to the garden. A useful downstairs cloakroom completes this level. There is a generous sitting room on the first floor and a third bedroom/study. The principal bedroom is situated on the second floor with one further double bedroom, both served by a good-sized family bathroom.

The rear courtyard garden faces south-west, with well-stocked borders around a central patio – ideal for alfresco dining and entertaining.

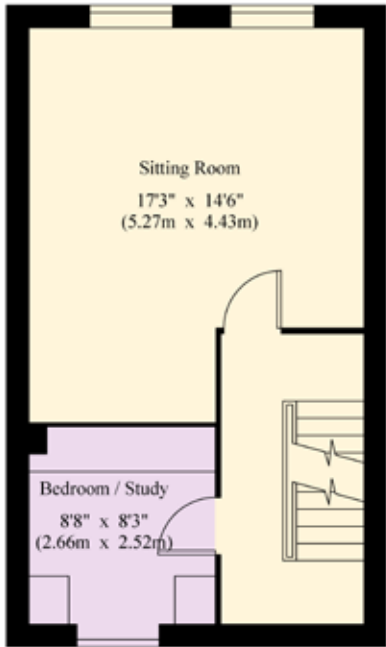
At the front, there is an integral single garage in addition to one parking space – a standout feature for this location in the heart of the town.



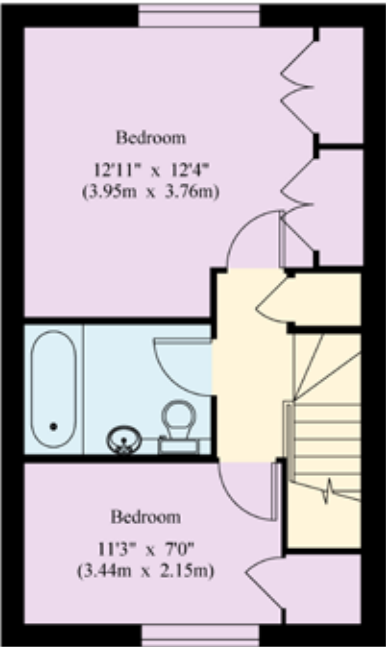
Gross Internal Area : 107.6 sq.m (1158 sq.ft.)
(Including Garage)



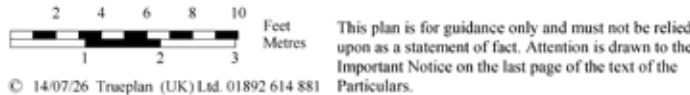
Ground Floor



First Floor



Second Floor



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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