WINDMILL STREET

TUNBRIDGE WELLS - GUIDE PRICE £465,000

WOOD & PILCHER

Sales, Lettings, Land & New Homes

34 Windmill Street, TN2 4UU

Sitting Room - Hallway - Bedroom - Lower Ground Floor - Second Sitting Room/Bedroom - Kitchen - Cloakroom - First Floor Landing - Two Bedrooms - Shower Room - Garden - Permit Parking

A three/four bedroom mid terraced family townhouse with period features located in one of Tunbridge Wells most sought after roads.

Front door to:

SITTING ROOM:
Wooden flooring, inset spotlights, open fireplace with cast iron surround, coving to ceiling, double radiator. Secondary glazed sash window to front with shutters. Door to:

HALLWAY:
Further door to:

BEDROOM:
Wooden flooring. UPVC sash window to rear aspect with fitted shutters. Two fitted wardrobes.

Stairs leading down to LOWER GROUND FLOOR LEVEL:

SECOND SITTING ROOM/BEDROOM:
Wooden flooring, storage cupboard, inset spotlights, radiator. UPVC double glazed sliding patio doors to rear garden.

KITCHEN:
Fitted with a stylish range of wall and base units with worktops over. Plumbing for dishwasher and washing machine. 'Bosch' induction hob and electric oven with extractor above. Wooden flooring, tiled splashbacks, wall mounted 'Worcester Bosch' boiler. Double glazed window to front. Door to:

CLOAKROOM:
Low level WC, wash hand basin.

Staircase to FIRST FLOOR:
Access to loft. Doors to:

MAIN BEDROOM:
Two built in wardrobes. UPVC sash window to rear aspect with shutters.

BEDROOM:
Built-in wardrobe. Single glazed sash window to front.

SHOWER ROOM:
Shower cubicle, push flush low level WC, wall mounted wash hand basin with vanity unit, mirrored cabinet, heated towel rail, extractor, grey tiled flooring.

OUTSIDE REAR:
The rear garden is south westerly facing and is paved with built-in seating and shrubs. There is a right of way access for the neighbour.

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

SITUATION:
The property is located in a popular and pleasant residential road in the St. Peters quarter of Tunbridge Wells. To this end it offers particularly good access to nearby Dunorlan Park and Tunbridge Wells town itself is readily accessible by foot. The town itself has an excellent mix of social, retail and educational facilities including a number of sports clubs, gyms and two theatres, a host of multiple and independent retailers located between the Pantiles and Royal Victoria Place and also at the North Farm Retail Park beyond and a number of highly regarded schools at primary, secondary, grammar and independent levels.

TENURE:
Freehold

COUNCIL TAX BAND:
D

VIEWING:
By appointment with Wood & Pilcher 01892 511211

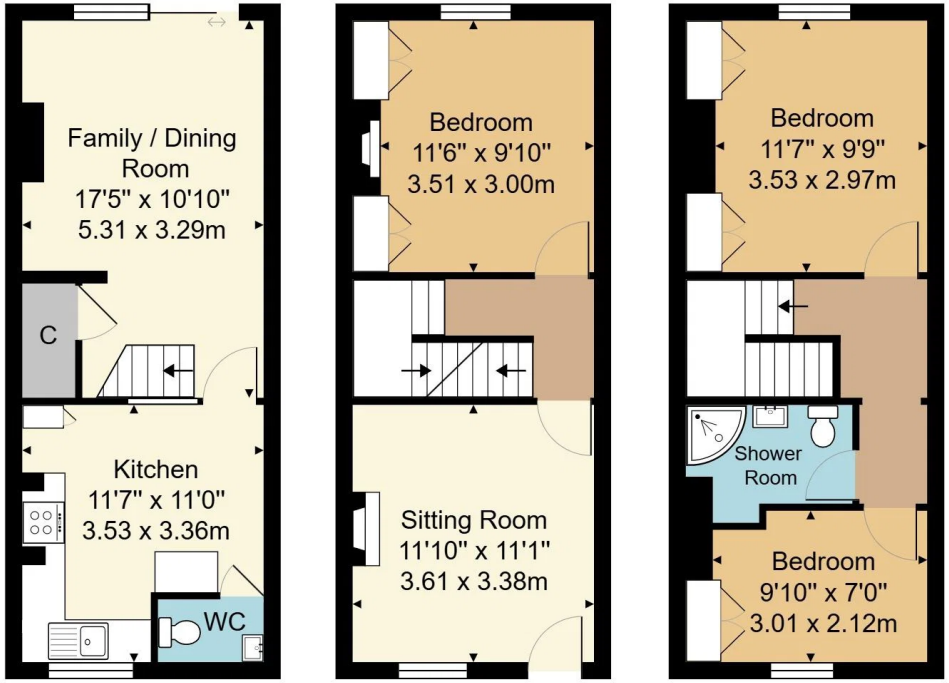
AGENTS NOTE:
Planning permission has been granted for a loft conversion with rear dormer, installation of 2 no. rooflights to the front elevation (Application No. 24/01907/LAWPRO) Tunbridge Wells Borough Council.

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.

WOOD & PILCHER
Sales, Lettings, Land & New Homes

23 High Street, Tunbridge Wells,
Kent, TN1 1UT
Tel: 01892 511211
Email:
tunbridgewells@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD, TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk



Lower Ground Floor **Ground Floor** **First Floor**

Approx. Gross Internal Area 983 ft² ... 91.3 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.