



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bedrooms
- Security Deposit: £1,673
- Council Tax Band: C
- Energy Efficiency Rating: C
- Private Garden
- Off Road Parking

Brungers Walk, TONBRIDGE

£1,450 pcm



Brungers Walk, Tonbridge, TN10 3TT

Two bedroom property in popular location with private garden and off road parking

Situated in a popular residential location, ideally positioned for schools catering for all ages, this well-presented two-bedroom house benefits from a private garden and residents' parking.

ACCOMMODATION

Ground Floor

The property is entered via a porch, leading through to the inner hallway with stairs rising to the first floor. A door opens into the spacious open-plan living area, offering plenty of natural light, useful understairs storage and access to a separate cloakroom.

The modern kitchen is fitted with wooden worktops and a range of high-gloss grey wall and base units, providing ample storage. Appliances include a freestanding washing machine, fridge/freezer and dishwasher, along with an integrated electric oven and hob. A rear door provides access to the garden.

First Floor

The first floor offers two double bedrooms, both benefiting from built-in storage. There is also a family bathroom comprising a low-level WC, wash hand basin with storage beneath, and a tiled bath with shower screen and mixer



shower over.

Outside

To the rear, there is a low-maintenance private garden with a patio area. The front garden is mainly laid to lawn with established shrubs. Residents' parking is available on a first-come, first-served basis.

SITUATION

This property is located in a popular area of North Tonbridge. The town centre offers a mixture of bars, restaurants, shops and Tonbridge train station that offers a fast and frequent service to central London. The town has very good schooling for all ages with a wide range of primary, secondary, grammar and a number of public schools. Recreational facilities in and around Tonbridge include Haysden Country Park, rowing and river activities, Tonbridge indoor/outdoor swimming pools, Angel leisure centre, the annual summer carnival, plus the historic Tonbridge Castle which offers many more activities and numerous popular yearly events.

VIEWING

Strictly by prior appointment with Wood & Pilcher Letting & Management 01892 528888

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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