



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bedrooms
- Security Deposit: £1,846
- Council Tax Band: E
- Energy Efficiency Rating: E
- Views of Bodiam Castle
- Large Garden

Castle Hill, Bodiam

£1,600 pcm



Castle Hill, Bodiam, Robertsbridge, TN32 5UD

A beautifully presented and recently redecorated two-bedroom semi-detached cottage, ideally situated in the heart of the picturesque village of Bodiam, enjoying views towards the historic Bodiam Castle.

This charming cottage has been recently redecorated throughout and offers well-proportioned accommodation combining character with modern comfort. The ground floor comprises an entrance porch leading into a welcoming hallway, a bright sitting room featuring an attractive decorative (non-operational) fireplace, and a galley-style kitchen which opens into the dining area. French doors from the dining room lead directly onto the generous rear garden, creating an ideal space for entertaining and outdoor dining.

On the first floor are two bedrooms, including a spacious principal bedroom with built-in wardrobes and additional storage. The second bedroom enjoys attractive views over the rear garden towards Bodiam Castle. The family bathroom is fitted with a modern white suite comprising a walk-in shower, pedestal wash hand basin and WC.

Outside, the property benefits from an impressive rear garden, featuring a large patio area and an extensive lawn. An attached single garage with an up-and-over door, together with off-road parking for one vehicle, completes the accommodation.

Further benefits include oil-fired central heating, double glazing throughout and an enviable village location within easy reach of local amenities.



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.

Some photographs have been digitally enhanced for marketing purposes, including adjustments to brightness, colour and lighting.

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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