



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Three Bedrooms
- Security Deposit: £2,076
- Council Tax Band: D
- Energy Efficiency Rating: C
- Available Now
- Off Road Parking

**Edward Street, Southborough**

**£1,800 pcm**



### **Edward Street, Southborough, Tunbridge Wells, , TN4 0EB**

A stylish three-bedroom end-of-terrace home in Tunbridge Wells, offering a bright living room with an archway leading to the dining area, a well-appointed kitchen, conservatory, garden, and off-road parking. Ideally situated close to the town centre, reputable schools, and the mainline station.

This refurbished three-bedroom end-of-terrace home offers well-proportioned accommodation, including a generous living room with an archway opening into the dining area, a conservatory, a private rear garden, and off-road parking.

Upon entering the property, you are welcomed into a bright and spacious living room featuring a character fireplace and large windows that flood the space with natural light. The fully fitted kitchen provides ample storage and integrated appliances, including a fridge/freezer and dishwasher, and opens seamlessly into a dedicated dining area, ideal for both everyday living and entertaining. To the rear, the conservatory further enhances the living space, offering a versatile room suitable for year-round use.

The first floor comprises a spacious principal bedroom, a second double bedroom, and a well-proportioned single bedroom, all served by the family bathroom.

Externally, the rear garden is mainly laid to lawn with a patio area, providing an attractive outdoor space. A gate at the rear of the garden offers direct access to the allocated parking area.

Edward Street is ideally positioned to enjoy the amenities of Tunbridge Wells, with an excellent range of shops, cafés, and restaurants nearby. Highly regarded local schools and Tunbridge Wells mainline station are also within easy reach.



**VIEWING:** By appointment with Wood & Pilcher 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 the existence of any Covenants or other legal matters which may affect the property.

Heathfield	01435 862211
Crowborough	01892 665666
Southborough	01892 511311
Tunbridge Wells	01892 511211
Letting & Management	01892 528888
Associate London Office	02070 791568



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