



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 3 Bedrooms
- Security Deposit: £2,884.00
- Council Tax Band: D
- Off Road Parking
- Energy Efficiency Rating: D
- Southerly Town Location

Eridge Road, TUNBRIDGE WELLS

£2,500 pcm



Eridge Road, Tunbridge Wells, TN4 8HR

BEAUTIFULLY PRESENTED 3 BEDROOM FAMILY HOME IN CENTRAL LOCATION

This lovely 3 bedroom semi detached family home consists of 2 reception rooms, it offers spacious and flexible accommodation.

ACCOMMODATION:

Beautifully extended and well-presented three-bedroom semi-detached cottage, ideally located just moments from The Common and The Pantiles. Offering a blend of period charm and modern convenience, the property features: Spacious entrance hall with study nook, Two reception rooms, Large open-plan kitchen/dining room, Ground floor shower room + upstairs family bathroom, Three double bedrooms, Private front and rear gardens, Off-road parking Perfect for professionals or families seeking character, space, and central Tunbridge Wells living.

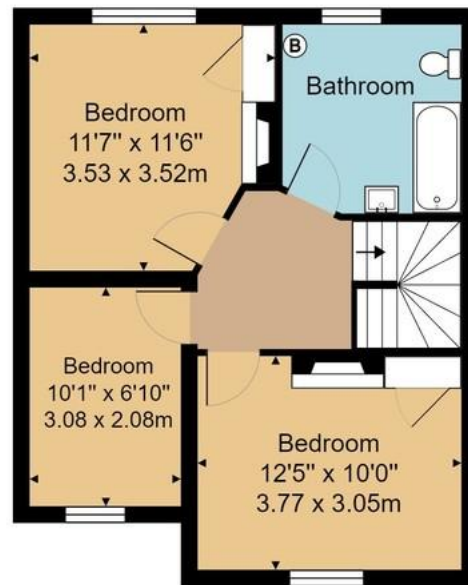
SITUATION:

The property is located towards the southerly side of Tunbridge Wells town centre. To this end it has ready access to many of the towns preferred locations including the Pantiles, Chapel Place and Old High Street (and main line railway station) with the impressive host of independent retailers, restaurants and bars these enjoy, alongside Tunbridge Wells Common, Brighton Lakes and hundreds of acres of common woodland which help to define Tunbridge Wells as the beautiful town that it is. The town itself has further, social, retail and educational facilities including a number of sports and social clubs, gyms and two theatres. A further run of principally multiple retailers and restaurants at both the Royal Victoria Place Shopping Centre and nearby North Farm. The town is rightly highly regarded for its excellent mix of schools at primary, secondary, independent and grammar levels, many readily accessible from the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

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.

**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.

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

