



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 2 Bedrooms
- Security Deposit: £1,615
- Council Tax Band: D
- Energy Efficiency Rating: E
- Character Features
- Attractive Garden

Mill View, Punnetts Town

£1,400 pcm



Mill View, Punnetts Town, Heathfield, , TN21 9PE

A beautifully presented two-bedroom semi-detached home situated in the desirable village of Punnetts Town, offering stylish accommodation, a generous rear garden and a wealth of character throughout.

This charming home has been tastefully updated while retaining many of its original features, creating a wonderful blend of period character and contemporary living. The ground floor comprises a welcoming sitting room with an attractive feature fireplace, a separate dining room, and a beautifully appointed country-style kitchen with wooden worktops and direct access to the garden. Leading from the kitchen is a practical utility area, providing additional storage and space for everyday household essentials.

Upstairs, there are two well-proportioned double bedrooms, both enjoying a bright and airy feel. The principal bedroom benefits from delightful far-reaching countryside views and is complemented by a useful walk-in closet area which is separate from the bedroom. A beautifully appointed family bathroom, finished in a contemporary style, completes the first floor.

Outside, the property enjoys a generous rear garden, thoughtfully landscaped with a lawn, attractive planted borders, multiple seating areas and a covered terrace, creating an ideal space for relaxing and entertaining. A further secluded seating area provides an additional peaceful retreat within the garden.

The property benefits from on-street parking and occupies a pleasant position within the sought-after village of Punnetts Town, surrounded by beautiful East Sussex countryside whilst remaining within easy reach of Heathfield, Tunbridge Wells and the surrounding villages.



SITUATION: Punnetts Town is a charming East Sussex village set within the High Weald National Landscape, surrounded by rolling countryside and woodland. The village offers a peaceful rural lifestyle whilst remaining conveniently located for the market town of Heathfield, approximately 3 miles away, where a wide range of shops, supermarkets, cafés and everyday amenities can be found. Tunbridge Wells and Eastbourne are both within easy driving distance, providing extensive shopping, leisure facilities and rail links.

The area is renowned for its beautiful countryside, walking and cycling routes, and strong sense of community, making it an ideal location for those seeking the best of village living whilst remaining well connected.

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

