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ESTATE  
AGENT  
Jarvis

**1 Brunswick Close Pound Road, East Peckham, Tonbridge, Kent. TN12 5BQ.**

**£2,200 pcm**

## Property Summary

"I was really taken by the open plan living space in this house. Added to this there is a bonus of a separate sitting room overlooking the garden".- Sally Pascoe, Sales & Lettings Executive.

A brand new three bedroom detached house that is ready to move straight into.

Tucked away off Pound Road in East Peckham, it forms part of a small gated development of just five houses.

Downstairs there is a triple aspect open plan living/dining/kitchen area plus a separate sitting room with double doors into the garden. In addition there is a useful cloakroom, underfloor heating and Quartz worktops in the kitchen.

Upstairs, the master bedroom benefits from an ensuite shower room and Juliette balcony. There are two further bedrooms and a family bathroom.

Outside there is an enclosed rear garden with patio area and a brick block driveway for two cars and an electric charging point.

East Peckham is a popular village, for both families and commuters offering a primary school and range of shops. Paddock Wood railway station is approximately three miles away. The larger towns of Tonbridge, Tunbridge Wells and Sevenoaks are all within easy reach.

## Features

- Brand New Three Bedroom Detached House
- Separate Sitting Room Overlooking Garden
- Ensuite To Master Bedroom
- Driveway & Electric Charging Point
- Popular Village Location
- EPC Rating: B
- Open Plan Living Area
- Downstairs Cloakroom
- Enclosed Rear Garden
- Small Gated Development
- Ready To Move Into
- Council Tax Band TBC



## **Ground Floor**

### **Entrance Door To**

### **Hall**

Double glazed window to side. Stairs to first floor. Understairs cupboard. Tiled floor. Underfloor heating. Door to

### **Cloakroom**

Double glazed frosted window to front. White suite of low level WC and pedestal hand basin. Tiled floor. Underfloor heating. Downlighting. Extractor.

### **Open Plan Living/Dining/Kitchen Area**

27' 10" x 16' 10" narrowing to 9' 8" (8.48m x 5.13m) Tripe aspect double glazed window. Range of modern base and wall units. Quartz worktops with inset stainless steel one and a half bowl sink unit with drainer. Stainless steel electric oven. Electric hob with stainless steel extractor over. Plumbing for washing machine. Space for fridge/freezer. Tiled floor with underfloor heating. Downlighting to kitchen area. Double doors to

### **Sitting Room/Snug**

12' 0" x 10' 1" (3.66m x 3.07m) Double glazed door with full length double glazed side panel. Double glazed window to side. Tiled floor. Underfloor heating.

## **First Floor**

### **Landing**

Double glazed window to front. Airing cupboard. Access to loft.

## **Bedroom One**

12' 10" x 10' 2" (3.91m x 3.10m) Double glazed doors with full length double glazed side panel leading to Juliette balcony. Single wardrobe cupboard. Radiator. Laminate floor. Door to

### **Ensuite**

Double glazed frosted window to front. White suite of low level WC and wall hung hand basin. Large shower with panelled walls. White towel rail. Mirrored medicine cabinet with light. Tiled floor. Downlighting. Extractor.

## **Bedroom Two**

10' 3" plus doorwell x 9' 8" (3.12m x 2.95m) Double glazed window to rear with Juliette balcony. Radiator. Laminate floor.

## **Bedroom Three**

11' 2" x 6' 10" (3.40m x 2.08m) Double glazed window to side. Radiator. Laminate floor.

## **Bathroom**

Double glazed frosted window to rear. White suite of low level WC and pedestal hand basin. Panelled bath with shower attachment and shower screen. White towel rail. Mirror. Downlighting. Extractor.

## **Exterior**

### **Front Garden**

### **Rear Garden**

Approximately 40ft x 25ft. Patio leading to area laid to lawn. Further area to one side. Garden shed, Side access.

### **Parking**

Brick block driveway for two cars. Electric charging point.



#### Tenancy Information

#### What Fees We Can Ask You To Pay

##### **BEFORE YOU MOVE IN:**

•Holding Deposit of £150.00 (which must not equate to more than one weeks' rent) This is to reserve the property. Please note, this will be withheld if any relevant person (including any guarantors) 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 fifteen calendar days (or other deadline for agreement as mutually agreed in writing).

•Security Deposit of five weeks' rent. This covers damages or defaults on the part of the Tenant during the Tenancy.

##### **DURING YOUR TENANCY:**

• Unpaid rent: Interest at 3% above the Bank of England Base Rate from rent due date until paid in order to pursue non payment of rent. Please note: This will not be levied until the rent is more than fourteen days in arrears.

• Lost keys or other security devices: Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the Tenant. If extra costs are incurred there will be a charge of £15.00 per hour (inc.VAT) for the time taken replacing lost key(s) or other security device(s).

• Variation of contract (Tenant's request): £50.00 (inc.VAT) per agreed variation. To cover the costs associated with taking Landlord's instructions as well as the preparation and execution of new legal documents.

• Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution of new legal documents.

• Early termination (Tenant's request): Should the Tenant wish to leave their contract early, they shall be liable to the Landlord's costs in re-letting the Property as well as all rent due under the Tenancy until the start date of the replacement Tenancy. These costs will be no more than the maximum amount of rent outstanding on the Tenancy.

##### **FURTHER INFORMATION:**

• Philip Jarvis Estate Agent Ltd is a member of The Property Ombudsman Redress Scheme. [www.tpos.co.uk](http://www.tpos.co.uk)

• Philip Jarvis Estate Agent Ltd is part of the PropertyMark Client Money Protection Scheme. Scheme reference: C0014138.<br/>

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose.

Interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only, it is not to scale and its accuracy cannot be confirmed.

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