



philip INDEPENDENT
ESTATE AGENT
Jarvis

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

£2,800 pcm

Property Summary

"It is not often that a brand new four bedroom property becomes available to rent and this house certainly does not disappoint". - Philip Jarvis, Director.

A brand new four bedroom detached house found at the end of a small gated complex of five properties.

Ready to move straight into, an internal viewing come most recommended. Built to a high specification this is a most comfortable house found in the heart of East Peckham.

Downstairs the accommodation is arranged with a sitting room leading through to an open plan kitchen/dining/family area with bifold doors onto the garden. There is a fitted kitchen area with Quartz worktops. There is also a most useful utility/cloakroom and a study to the front of the house.

Upstairs the master bedroom boasts an ensuite shower room and there are further bedrooms and family bathroom.

The property also benefits from underfloor heating downstairs and double glazing. There is a mix of tiled, laminate and carpet flooring.

Outside there is an enclosed rear garden with patio and garden shed plus a further useful lawned area to one side. There is a brick block double width driveway with the bonus of an electric charging point.

East Peckham is a most popular village offering a wide range of local amenities to include a primary school and shops. The nearest railway station is at Paddock Wood approximately three miles away. The larger towns of Tonbridge, seven miles, and Tunbridge Wells, nine miles, are easily accessed.

Features

- Brand New Four Bedroom Detached House
- Gated Courtyard of Five Houses
- Study & Utility/Cloakroom
- Three Further Bedrooms & Bathroom
- Popular Village Location
- Council Tax Band TBC
- Built To A High Specification
- Sitting Room & Open Plan Fitted Kitchen/Dining/Family Room
- Ensuite Shower Room To Bedroom One
- Enclosed Rear Garden With Further Area To Side
- Available July 2024
- EPC Rating: B



Ground Floor

Hall

Stairs to first floor. Tiled floor. Understairs cupboard. Underfloor heating.

Sitting Room

15' 10" into bay x 12' 0" (4.83m x 3.66m) Double glazed bay window to front. Tiled floor. Underfloor heating. Door to

Kitchen/Dining/Family Room

27' 0" x 13' 2" narrowing to 9' 2" (8.23m x 4.01m) Double glazed window to side and rear. Double glazed bifold doors to rear. Well equipped modern kitchen with wide range of base and wall units. Quartz worktops with inset one and a half bowl sink unit. Stainless steel electric oven with electric hob and stainless steel extractor hood over. Space for fridge/freezer. Downlighting. Tiled floor. Underfloor heating.

Cloakroom/Utility Room

7' 2" x 7' 2" (2.18m x 2.18m) Double glazed frosted window to side. Range of units. Quartz worktop with inset stainless steel sink unit. Plumbing for washing machine and space for tumble dryer.

Study

7' 2" x 7' 2" (2.18m x 2.18m) Double glazed window to front. Tiled floor. Underfloor heating.

First Floor

Landing

Access to loft. Radiator. Double cupboard.

Bedroom One

12' 0" x 9' 10" (3.66m x 3.00m) Double glazed window to front. Radiator. Airing cupboard. Door to

Ensuite Shower Room

Double glazed frosted window to side. White suite of low level WC, pedestal hand basin and large panelled shower cubicle. Tiled floor. White towel rail. Medicine cabinet with light. Downlighting. Extractor.

Bedroom Two

12' 8" to 8' 8" x 11' 8" (3.86m x 3.56m) Double glazed doors to balcony rail. Radiator.

Bedroom Three

11' 8" x 10' 6" (3.56m x 3.20m) Double glazed window to front. Radiator.

Bathroom

Double glazed frosted window to rear. White suite of low level WC, pedestal hand basin and panelled bath with shower attachment. Glass screen. Extractor. Downlighting. White towel rail. Tiled floor.

Exterior

Front Garden

Laid to lawn with path to front door. Shrub beds.

Rear Garden

Laid to lawn with patio area. Shrub beds. Useful further side area laid to lawn. Garden shed. Side access.

Parking

There is a brick block parking area to one side of the home for two cars. There is also an 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

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

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 contact, 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.

Viewing Strictly By Appointment With

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