



philip INDEPENDENT
ESTATE AGENT
Jarvis

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

£2,095 pcm



Property Summary

"A brand new three bedroom house, ready to move straight into. Added to that it is found on a small gated development of just five houses". - Philip Jarvis, Director.

A brand new three bedroom detached house found in the ever popular village of East Peckham.

This house needs to be viewed to be fully appreciated. This is a thoughtfully designed house built to a high specification.

Downstairs there is an open plan living/dining/kitchen area with separate a sitting/family room. There is also a useful cloakroom. Upstairs the master bedroom has an ensuite shower room and there are two further bedrooms and bathroom.

The property also benefits from double glazing, underfloor heating downstairs and quartz worktops to the kitchen.

There is an enclosed rear garden and driveway to one side with a useful electric charging point.

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



Features

- Three Bedroom Detached House
- Separate Sitting/Family Room
- Ensuite To Master Bedroom
- Driveway For Two Cars To One Side
- Popular Village Location
- Council Tax Band TBC
- Open Plan Living/Dining/Kitchen Area
- Brand New & Ready To Move Into
- Enclosed Rear Garden
- Gated Courtyard Development
- EPC Rating: B

Ground Floor

Hall

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

Cloakroom

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

Open Plan Living/Dining/Kitchen Area

28' 0" x 17' 0" narrowing to 9' 8" (8.53m x 5.18m) Double glazed window to front and rear. Range of modern base and wall units. Quartz worktops with inset one and an half bowl sink unit. Stainless steel electric oven. Electric hob with stainless steel extractor hood over. Plumbing for washing machine. Space for fridge/freezer. Downlighting. Tiled floor. Underfloor heating. Double doors to

Sitting/Family Room

10' 0" x 9' 3" (3.05m x 2.82m) Double glazed doors to rear. Double glazed window to side. Tiled floor. Underfloor heating.

First Floor

Landing

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

Bedroom One

10' 4" plus doorwell x 10' 2" (3.15m x 3.10m) Double glazed window to front. Radiator. Wardrobe cupboard. Laminate floor.

Ensuite Shower Room

Double glazed frosted window to front. White suite of low level WC, wall hung hand basin and panelled shower cubicle. White towel rail. Tiled floor. Extractor. Downlighting.

Bedroom Two

11' 0" x 9' 8" (3.35m x 2.95m) Double glazed doors to balcony rail. Radiator. Laminate flooring.

Bedroom Three

11' 0" x 6' 9" (3.35m x 2.06m) Double glazed window to rear. Radiator. Laminate flooring.

Bathroom

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

Exterior

Front Garden

Shrub bed to front. Path to front door.

Rear Garden

Patio area. Laid to lawn. Garden shed. Side access.

Parking

Driveway to side with 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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