



100 Springfield Road, Tunbridge Wells, Kent, TN4 0RA

A newly refurbished and immaculately presented throughout 2 double bedroom semi-detached house located in the heart of Southborough. Accommodation comprises a spacious and light living room, separate dining room, brand new kitchen/breakfast room, useful basement room, 2 double bedrooms and a family bathroom. The property benefits from gas central heating, double glazing and a delightful 'sun trap' rear garden. Early viewing essential. Available now.

- Newly refurbished
- 2 reception rooms
- New bathroom suite
- Easy on street parking
- Rear courtyard garden
- 2 double bedrooms
- Useful basement room
- Council tax band C

Monthly Rental Of £995 pcm



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CHARTERED SURVEYORS • RESIDENTIAL & COMMERCIAL AGENTS • BUILDING SURVEYORS • VALUERS

Viewing

By appointment with Bracketts 01892 533 733

To be let

Newly refurbished 2 bedroom house in popular residential road. Neutral decor and brand new carpets throughout.

Living room 11' 8" x 11' 5" (3.55m x 3.48m)

Light and spacious room with grey fleck carpet and bay window to the front with fitted nets and curtain pole.

Dining room 11' 11" x 11' 5" (3.63m x 3.48m)

Located in the middle of the house, with grey fleck carpet and window to the rear with curtain pole. Door to stairs leading down to the basement room.

Kitchen/breakfast room 14' 1" x 6' 7" (4.29m x 2.01m)

Brand new cream high gloss units, marble effect worktops incorporating breakfast bar (no stools) and tiled floor. Dual aspect with Venetian blinds at each window. Fridge freezer provided, other appliances by negotiation. Door to rear garden.

Basement room 11' 8" x 11' 6" (3.55m x 3.50m)

Spacious room accessed via stairs down from dining room. Grey fleck carpet and window to the rear.

Bedroom 1 11' 7" x 11' 4" (3.53m x 3.45m)

Large light double room at the front of the house. Bay window with nets and curtain pole.

Bedroom 2 11' 10" x 8' 2" (3.60m x 2.49m)

Grey fleck carpet and window to the rear with curtain pole. Fitted cupboard with hanging rail and shelf above.

Bathroom 10' 11" x 6' 6" (3.32m x 1.98m)

Newly fitted white suite comprising bath, pedestal basin, low level WC and separate shower cubicle with thermostatic shower. Vinyl floor covering and window to the rear with fitted blind. Large airing cupboard containing boiler.

Garden

At the front is an attractive low maintenance paved area with a gate and path leading to the side entrance of the house. At the rear is a split level courtyard - a real 'sun trap'.

Important notice regarding fees

As part of the application process you will be required to pay an administration fee to cover the cost of referencing and tenancy administration. This fee is £120 + VAT per applicant. For clarification, 'applicant' refers to all those over the age of 18 no longer in full time education and who will be listed as tenants on the tenancy agreement. For this property you will be required to pay:

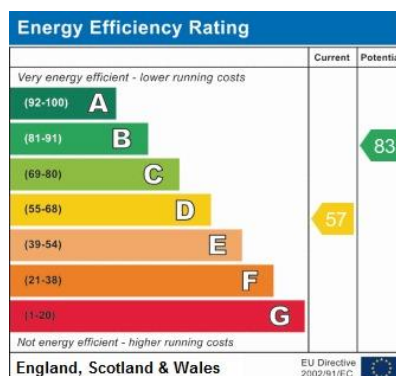
1 months rent in advance: £995.00

A security deposit equivalent to 6 weeks rent: £ 1,377.00

A deposit administration fee of: N/A

A checkout fee of: £96.00

All fees are subject to change depending on individual circumstances. For further information please ask a member of staff who will be pleased to help you.



Important Notice: Bracketts, 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. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.