

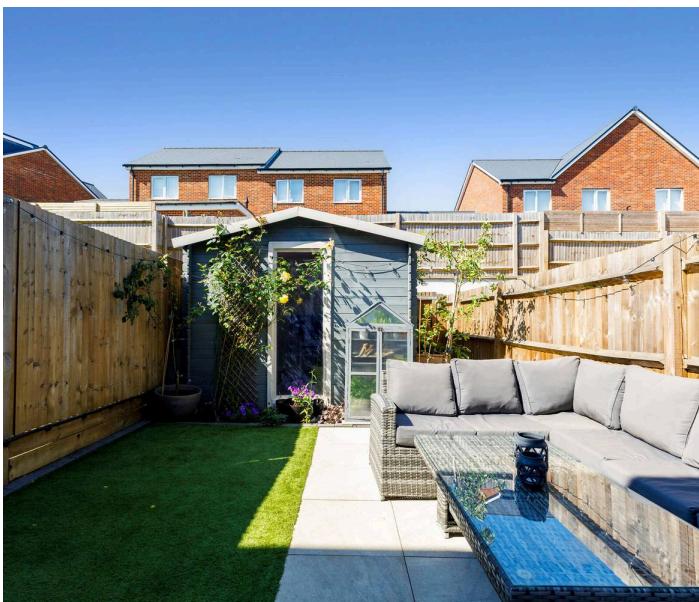


19 Coppice Close, Tunbridge Wells – TN2 3YS

Tunbridge Wells

Guide Price £390,000

bracketts
est. 1828



19 Coppice Close

Tunbridge Wells, Tunbridge Wells

Constructed in 2020, and located within a small cul de sac on the popular Knightswood Development, we are delighted to be offering for sale this beautifully presented end of terrace home with two parking spaces.

The entrance hall has stairs to the first floor, a downstairs cloakroom, while the through kitchen / dining / reception room has a window to the front, and French doors to the garden.

There are integrated appliances, and a low maintenance garden with timber office with power and light providing the ideal 'work from home' space, and the garden has rear access, ideal for cyclists.

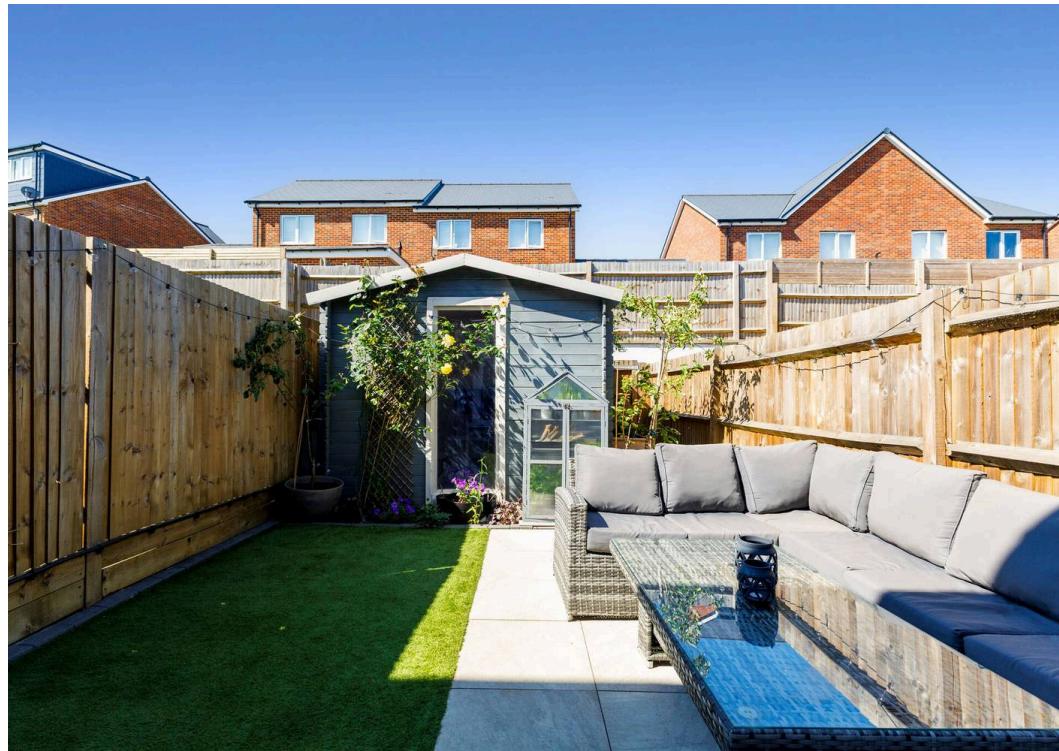
Upstairs are two double bedrooms and family bathroom, all presented in excellent order.

There is an annual service charge of approximately £500 to cover the estate maintenance etc (further details on request). Knightswood is a new development (this decade) and offers a good mix of property and a range of local amenities such as a primary school and the Leisure Centre and multiplex cinema complex whilst a good range of national stores such as M&S foods, TK Maxx etc are within 1-2 miles on the industrial estate.

The tandem parking spaces are held on a separate title on a 999 year lease with ground rent paid for the whole term of the lease.

Council Tax band: D

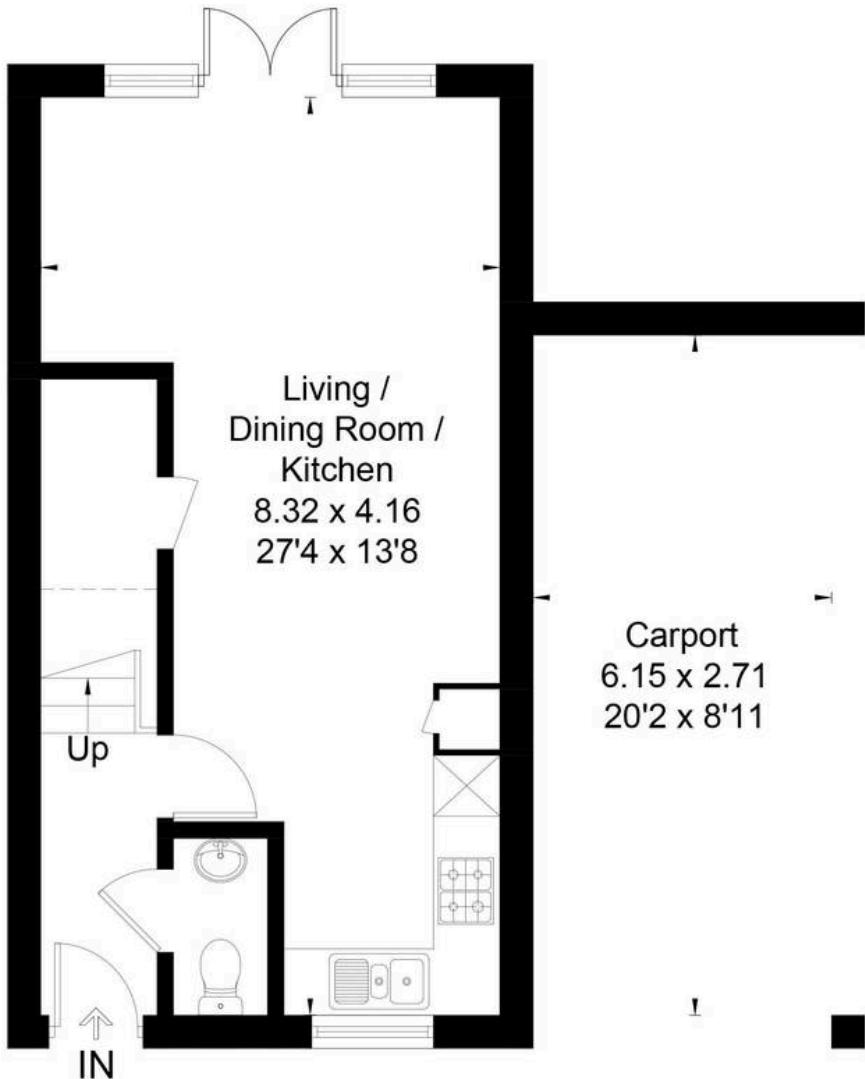
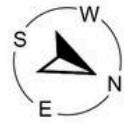
Tenure: Freehold



Approximate Floor Area = 69.1 sq m / 744 sq ft

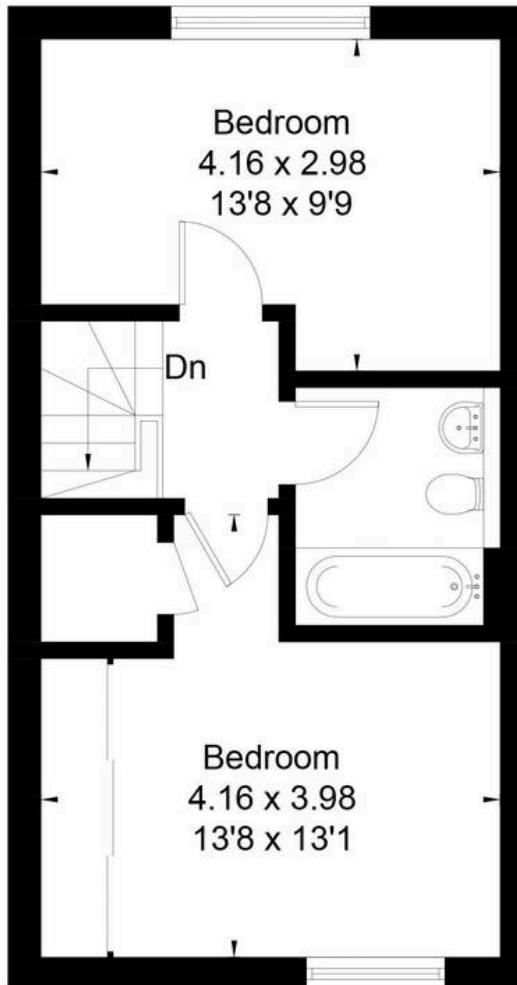
Study = 8.3 sq m / 89 sq ft

Total = 77.4 sq m / 833 sq ft

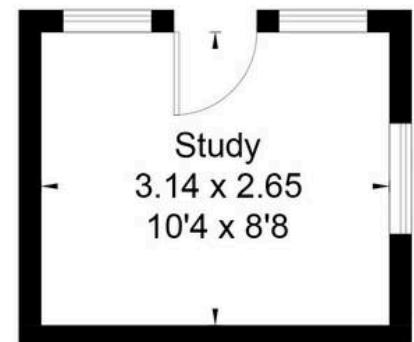


Ground Floor

[Reduced head height below 1.5m]



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. [#94486](http://fourwalls-group.com)