



25 Holmewood Road, Tunbridge Wells, Kent, TN4 9HB

A fully refurbished 2 bedroom mid terraced house, which has been redecorated throughout and with modern kitchen and bathroom together with new floor coverings. The property is located in a residential road with unrestricted parking, just a short walk from High Brooms main line station. Accommodation comprises a bay fronted living room, dining room, kitchen, a double bedroom, a large single bedroom and modern bathroom suite. Rear garden, gas fired central heating and double glazing. Available immediately.

- Bay fronted living room
- Dining room
- Spacious bathroom/WC
- 25' rear garden
- Modern kitchen fittings
- 2 bedrooms
- Gas central heating
- Council tax band C

Monthly Rental Of £1,400 pcm



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Viewing

By appointment with Bracketts 01892 533 733

Bay fronted living room 11' 2" into alcove x 14' 0" max (3.40m into alcove x 4.26m max)

Bay window to the front. Low level cupboard housing electric meter and fuse panel. New carpet.

Dining room 11' 2" into alcove x 10' 1" (3.40m into alcove x 3.07m)

Window to the rear. Under stairs storage cupboard.

Kitchen 7' 3" x 8' 5" (2.21m x 2.56m)

Work surface with inset sink. Cupboards and plumbing provision for washing machine. Additional working surface with base units and electric oven set beneath an electric hob and canopy above, extractor and splashback. Twin wall cupboards. Vinyl flooring. Window and door to the rear garden.

First floor landing

New carpet. Hatch to loft space.

Bedroom 1 11' 0" into alcove x 12' 1" (3.35m into alcove x 3.68m)

Window to the front with views across the town. Pretty cast fireplace (non-functional). New carpet.

Bedroom 2 8' 0" into alcove x 10' 2" (2.44m into alcove x 3.10m)

Radiator beneath window to the rear, plus a recessed bulkhead storage cupboard. Pretty cast fireplace (non-functional). New carpet.

Bathroom 8' 4" x 7' 0" (2.54m x 2.13m)

A white suite with chrome fittings comprising a wash basin with tiled splashback, bath with shower mixer, glazed screen and full height ceramic wall tiling, WC. Corner airing cupboard housing a hot water cylinder, timer and programmer for the heating and hot water.

Outside

REAR GARDEN has a minimum depth of 25' and enjoys a south-west facing aspect. Outside tap. L-shaped paved area. Brick garden store (formerly the outside WC). Pedestrian access to the rear.

Important notice regarding fees

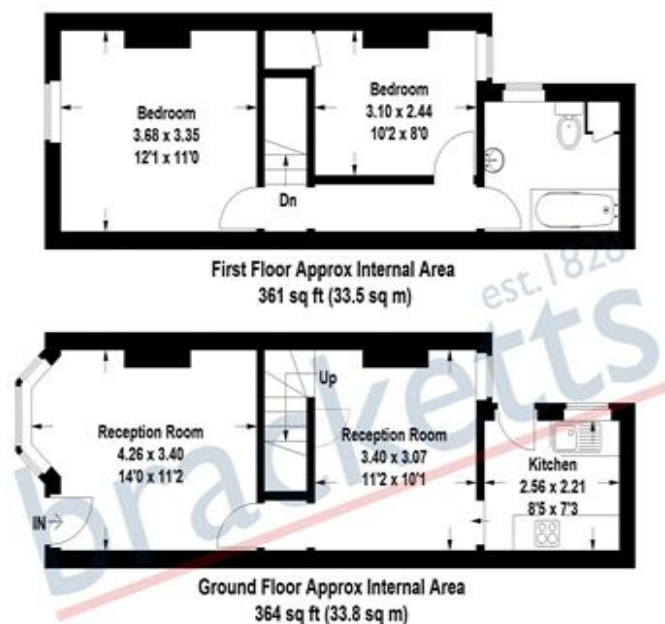
As part of the application process you will be required to pay an administration fee to cover the cost of referencing and tenancy administration. This fee is £120 + VAT per applicant. For clarification, 'applicant' refers to all those over the age of 18 no longer in full time education and who will be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

1 month's rent in advance: £895.00

A security deposit equivalent to 6 weeks rent: £1,239.00

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.



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