



## 1 Cleveland Cottages, Barden Road, Speldhurst, Tunbridge Wells, Kent, TN3 0PX

This spacious 2 bedroom semi-detached Victorian Cottage has been completely refurbished throughout to a very high standard. Accommodation comprises a useful entrance lobby, living room with open fire, dining room with large store room, brand new shaker style kitchen, utility room, lower ground floor study/play room, master bedroom and a further double bedroom with door to the new luxury bathroom suite. The property benefits from gas fired central heating, double glazing, off road parking for 2 cars and a good size rear garden with newly laid patio. Quality fixtures, fittings and carpets throughout. Early viewing essential.

- Newly refurbished
- Study/play room
- Brand new bathroom
- Gas central heating
- 2 reception rooms
- Brand new kitchen
- 2 double bedrooms
- Council tax band D

**Monthly Rental Of £1,650 pcm**



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## Viewing

By appointment with Bracketts 01892 533 733

## Entrance lobby

The front door leads into this useful lobby area. Fitted carpet and hanging hooks behind the door.

## Living room 11' 9" x 11' 1" (3.58m x 3.38m)

A spacious and light room located at the front of the house with an open fireplace. Fitted cupboards to either side of the chimney breast. Window to the front allowing the light to flood in. Fitted carpet and LED down-lights.

## Dining room 11' 0" x 10' 9" (3.35m x 3.27m)

Spacious room with decorative feature fireplace, fitted cupboard to the right of the chimney breast and window to the rear overlooking the garden. Fitted carpet. Large store room to the side containing the boiler. Door to the lower ground floor room.

## Kitchen 8' 9" x 7' 0" (2.66m x 2.13m)

Newly fitted cream shaker style kitchen. Integrated oven with gas hob and extractor hood above. Ample storage. 2 windows to the side overlooking the garden. Cream tiled floor.

## Hallway

Internal hall way with space for full size fridge freezer. Door to rear garden.

## Utility/cloakroom

Fitted with units to match the kitchen. Space and plumbing for washing machine. Low level WC. Window to the rear. Cream tiled floor.

## Lower ground floor study/play room 10' 3" x 10' 2" (3.12m x 3.10m)

Large fully tanked basement room with fitted carpet, centrally heated, double glazed window (fire escape). TV socket.

## Bedroom 1 11' 9" x 11' 0" (3.58m x 3.35m)

Spacious double room with feature decorative fireplace. Window to the front. Fitted cupboard with hanging rail. Fitted carpet.

## Bedroom 2 0' 10" x 9' 0" (0.25m x 2.74m)

Spacious double room with feature decorative fireplace and fitted cupboard to the right hand side of the chimney breast. Fitted carpet. Door to bathroom.

## Family bathroom 6' 11" x 6' 9" (2.11m x 2.06m)

Newly fitted white suite comprising low level WC, basin set into vanity unit with mirror above and bath with thermostatic shower above and glass shower screen. Feature decorative fireplace and heated towel rail. Frosted window to the side and fully tiled floor.

## Important notice regarding fees

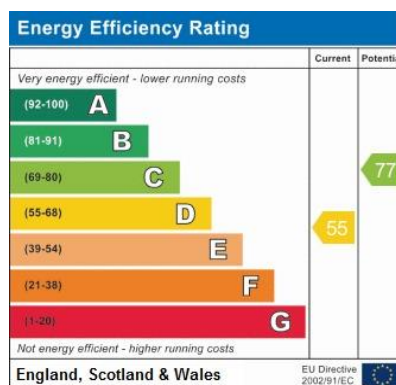
As part of the application process you will be required to pay an administration fee to cover the cost of referencing and tenancy administration. This fee is £120 + VAT per applicant. For clarification, 'applicant' refers to all those over the age of 18 no longer in full time education and who will be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

1 months rent in advance: £1,250.00

A security deposit equivalent to 6 weeks rent: £1,730.00

A checkout fee of: £102.00

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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