



33 Cavendish Drive, Tunbridge Wells, Kent, TN2 5DU

An extended and recently refurbished three bedroom chalet-style bungalow located within the sought after 'Village Area' of Tunbridge Wells, close to local primary schools, the town and main line station. This very spacious and well-presented property comprises a large kitchen/breakfast/family room, living room, three double bedrooms and 2 bathrooms. The property benefits from double glazing, gas central heating, off road parking and a large garden with shed store. Available from 18th November 2016.

- Recently refurbished
- 3 double bedrooms
- Rear garden
- Gas central heating
- Open plan family room
- 2 bathrooms
- Parking for two cars
- Council tax band D

Monthly Rental Of £2,000 pcm



[facebook.com/brackettscharteredsurveyors](https://facebook.com/brackettscharteredurveyors)

bracketts.co.uk

27 -29 High Street, Tunbridge Wells, Kent TN1 1UU
lettings@bracketts.co.uk

01892 533733

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

Viewing

By appointment with Bracketts 01892 533 733

Entrance hallway 5' 09" x 12' 03" (1.52m x 3.73m)

Spacious entrance hallway with laminate wood flooring.
Under stairs storage.

Kitchen/dining/family room 22' 11" x 14' 11" (6.99m x 4.55m)

Large and very light open plan kitchen/breakfast/family room. Modern fitted kitchen with large Rangemaster-style oven, extractor hood, integrated dishwasher and breakfast bar. Wooden flooring. Space for large fridge/freezer. Space for a large dining table.

Living Room 11' 05" x 16' 05" (3.48m x 5m)

Bay window to the front. Carpet throughout.

Bedroom One 14' 05" x 9' 05" (4.39m x 2.87m)

Double bedroom, fitted carpet. 2 windows to the front each with a roller blind.

Bedroom Three 11' 04" x 11' 06" (3.45m x 3.51m)

Double bedroom. Fitted carpet. Window to the rear with fitted roller blind.

Downstairs Bathroom 7' 11" x 8' 03" (2.41m x 2.51m)

Modern white suite comprising low level WC, wash hand basin and bath with shower above. Cupboard with plumbing for washing machine. Cupboard housing boiler.

Master bedroom 14' 02" x 16' 04" (4.32m x 4.98m)

Converted loft room. Double bedroom with fitted carpet. Storage within the eaves.

Upstairs Bathroom 12' 02" x 6' 09" (3.71m x 1.83m)

Modern white suit comprising low level WC, wash hand basin and double shower cubicle. Large cupboard/wardrobe.

Gardens

Lawn front garden with driveway for 2 cars. Large patio to the rear with lawn and large shed.

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: £1,750.00

A security deposit equivalent to 6 weeks rent: £2,423.00

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	70	82
	EU Directive 2002/91/EC	

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.