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11 WHEATFIELD CLOSE, CRANBROOK

- Attached Family Home
- Sitting Room with Fireplace
- Open Plan Kitchen/Breakfast Room
- Family Room
- Master Bedroom with Ensuite
- Three Further Double Bedrooms
- Family Bathroom
- Enclosed Garden with Terrace
- Garage, Workroom
- Cranbrook School Catchment Area

AVAILABLE END JUNE 2017. Conveniently located attached family home located on a cul-de-sac in a quiet residential area and only a short walk to the High Street. This property offers flexible accommodation comprising a sitting room with an open fireplace, a good sized kitchen/breakfast room, a family room with doors opening onto terrace. Upstairs is a master bedroom with ensuite shower room, three further bedrooms and a family bathroom. Most of the rooms have fitted wardrobes. Outside, the enclosed garden is a good size and mainly laid to lawn with a paved terrace from which to enjoy al fresco dining. There is an undercover workshop with power and a garage. There is off road parking on the driveway. This property is located within the sought after Cranbrook school Catchment Area.

Utilities: Mains electricity, water and drainage. Gas central heating. Council Tax Band D - Tunbridge Wells Borough Council.

£1,350 Per Calendar Month

Letting fees information

The asking rent does not include letting fees. Depending on your circumstances and the property you select, the letting agent may also apply the following upfront fees:

1. general administration fees of £250 inclusive of VAT, this covers costs of referencing and drawing up of tenancy agreement (non refundable)
2. An admin fee £90 inclusive of VAT for the drawing up of tenancy extensions
3. Check-out inventory fees at the end of the tenancy
4. Guarantor arrangement/application fees
5. Pets disclaimer fees/additional pet deposit

Fees may be charged on a per person, or per property, basis and will vary from agent to agent, so confirm before viewing.