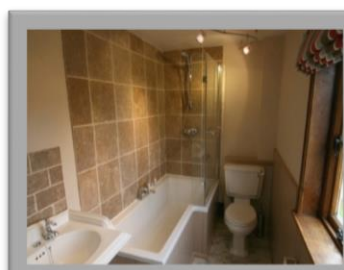
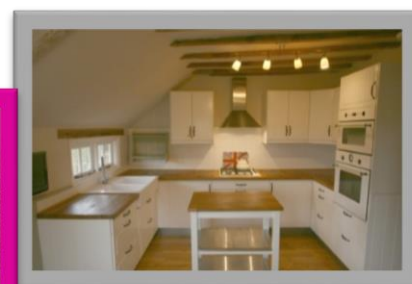




TEL 01580 715400

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## FRISCO COTTAGE CRANBROOK

- Attached Grade II Listed Cottage
- Available Immediately
- Sitting Room with Woodburner
- Family Room with Woodburner
- Bespoke Fitted Kitchen
- Master Bedroom overlooking Garden
- Two Further Bedrooms
- Enclosed Garden, off Road Parking.
- Cranbrook School Catchment.
- Pets Considered

Available March 2017. This attractive Grade II Listed attached cottage offers practical accommodation in a property that has been sympathetically refurbished whilst retaining all the charm of a period property. The accommodation comprises a sitting room with wood burning stove, a family room with wood burning stove, a bespoke fitted kitchen/ breakfast room, three double bedrooms and a family bathroom. Outside the garden to the rear is mostly laid to lawn with a few small outbuildings and a potting shed. The rear garden overlooks paddocks and countryside. The garden to the front is laid to lawn with hedge borders. There is also off road parking for three cars.

Gas fired central heating. Tunbridge Wells Borough Council - Council Tax Band D. Mains electricity and water.

**£1,395 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
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.