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17 HOVENDENS

SISSINGHURST

- Attached Family Home
- Two Double/One Single Bedrooms
- Good Sized Kitchen
- Cranbrook School Catchment
- Sitting Room/Dining Room
- Walk to Shops and Amenities

AVAILABLE MID JULY 2017. This delightful family home is located in a quiet cul-de-sac within walking distance of the village centre and its well-regarded primary school. Accommodation on the ground floor comprises entrance hall, cloakroom, extended sitting/dining room and fitted kitchen with range cooker, dishwasher, washing machine, fridge and freezer. On the first floor there are two double bedrooms and one single bedroom all with built in wardrobes and the family bathroom with shower. There is a large loft for additional storage. The front garden is laid to lawn and the rear garden is terraced with raised flowerbeds and views over the countryside beyond. This property has the advantage of an integral single garage and ample off road parking.

Utilities: Mains Electricity, Water and Drainage. Gas Central Heating. Council Tax Band E (Tunbridge Wells Borough Council). EPC Rating: D

Directions: From Stone Street head out of Cranbrook onto Waterloo Road. At the Wilsley Pound Roundabout go straight over heading towards Staplehurst. Turn right signposted Frittenden and right into Common Road. The Entrance to Hovendens is on your left and No. 17 can be found at the far end of the cul-de-sac on the right hand side.

£1,295 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.