



**Palmers Croft Coopers Lane, Fordcombe, Tunbridge Wells, Kent,
TN3 0RN
PCM £1,400 PCM**



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The agents are delighted to make available to the rental market this charming three bedroom property, recently refurbished throughout to a high specification. Accommodation throughout is light and bright, neutrally decorated. The large reception room has an attractive woodburning stove and its large picture window offers the most amazing picturesque views. Additionally there are three good size bedrooms and a large and very stylish kitchen. Of particular note is the stunning location; the property is set back off a tiny, peaceful lane in Poundsbridge, a hamlet between Penshurst and Tunbridge Wells. The property is likely to appeal to anyone who wants to be away from hustle and bustle and yet still be near to town, amenities and travel links.

- STYLISH REFURBISHMENT
- THREE BEDROOMS
- IDYLIC LOCATION
- UNFURNISHED
- IMMACULATE PRESENTATION
- SPACIOUS RECEPTION WITH WOODBURNER
- CHARMING GARDENS
- LOVELY KITCHEN
- VIEWS
- PLENTIFUL PARKING

A WONDERFUL THREE BEDROOM PROPERTY IN A SPECTACULAR RURAL LOCATION NEAR TUNBRIDGE WELLS AND PENSURST. REFURBISHED THROUGHOUT, IMMACULATE PRESENTATION, SPACIOUS ACCOMMODATION. PRETTY GARDENS, PLENTIFUL OFF-LANE PARKING. RARELY AVAILABLE IDYLIC LOCATION WITH VIEWS.

Administration Fees apply to this property, payable to the agent. This includes £120 inc VAT per person for tenancy application referencing, £120 inc VAT for the inventory and £180 inc VAT for the tenancy agreement. A deposit of one and half month's rent will need to be paid in addition to one month's rent in advance prior to the tenancy commencing. The deposit is two months rent where a pet is permitted.

Entrance

Glazed front door approached over pretty fenced front garden. Door to

Hallway

Light and bright space with beige carpet, doors off to

Reception Room

A wonderful large room featuring an attractive woodburning stove. Light and neutral décor with beige carpet. Large windows looking over the gardens and rural valley beyond.

Kitchen

A stunning and stylish brand new kitchen. Comprising Shaker style cream and wooden base units. Well-equipped with all appliances including electric oven/hob, dishwasher, large fridge/freezer, washer/dryer. Grey slate flooring. Generous cupboard space. Glazed door to side garden.

Bedroom 1

Very generous sized double bedroom, light and bright, neutral décor and beige carpet, picture window offering stunning rural valley view to rear of property.

Bedroom 2

Another good size double, neutrally decorated as Bedroom 1, with picture window to rear overlooking stunning rural scene.



Bedroom 3

Decent size single bedroom with window overlooking pretty front garden. Light neutral decoration, beige carpet.

Bathroom

Immaculate white family bathroom with suite of bath with shower attachment, basin and WC. White tiling with black inserts, cream tiled flooring, heated towel rail/radiator.

WC

Separate room with white WC and cream tiled flooring

Outside Space/Gardens

The property is set in the most picturesque and peaceful rural location, set back off a tiny lane. There is plentiful off-lane parking to the side of the property. Good size gardens surround the house, mainly laid to lawn but with a patio area to the side of the house and with some pretty planting and assorted shrubs and trees. Outside shed housing oil tank.

Agent's Note: Unfortunately no pets, no smokers. The property has oil fired central heating and hot water, electric immersion.



EPC Rating- D

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