



**Fosse Cottage Bordyke, Tonbridge, Kent, TN9 1NR**  
**TO LET** **£1,550 Per Month**





## Fosse Cottage Bordyke, Tonbridge, Kent, TN9 1NR

Delightful and very unique property full of character conveniently located within a short distance of the town centre and main line rail station serving London and South Coast

- SITTING ROOM
- THREE BEDROOMS
- CONSERVATORY
- PARKING AREA OFF ROAD FOR TWO CARS
- DINING ROOM
- BATHROOM
- GAS FIRED CENTRAL HEATING
- KITCHEN/UTILITY
- TWO SHOWER BATHROOMS
- GARDEN ATTRACTIVE PERGOLA & SHED

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In keeping with the character of the cottage most internal access doors are stripped pine. Flooring to the ground floor is also of stripped pine (except where specified)

### Entrance Hallway

Part glazed front door gives access to the hallway with stairs to the first floor. Understairs storage, radiator, coat hooks. Door to

### Dining Room approx 11'3" x 12'4"

Open to sitting room. Sash windows overlooking frontage, ornamental fireplace, radiator

### Sitting Room approx 14'4" x approx 12'6"

With double doors to rear garden/pergola, storage cupboard, radiator, media and electrical sockets. Door leading to inner hallway- tiled flooring throughout this area to conservatory

### Bathroom (one)

Tiled flooring, mostly tiled walls, bath with brass mixer tap and shower attachment, w.c, pedestal handbasin, integrated shelving, heated towel rail. Inner hallway continuing to

### Utility Area

With window/back door overlooking rear garden. Fitted storage cupboards providing upper storage and lower level Siemens Washing Machine, Bosch condensing drier. Boiler (installed at high level) and timer affixed to wall below, radiator, part glazed double doors lead to

### Kitchen approx 12'8" x approx 7'10"

Fully fitted wall and floor units with granite work surfaces/drainers, Belfast sink with chrome tap, separate glazed wall cabinet. Double Baumatic Stainless Steel Range Cooker with 5-ring gas hob. Additional shelving affixed to walls. Electrical sockets. Windows overlooking rear garden. Ceiling spotlights. Further set of glazed double doors to

### Conservatory approx 7'8" x approx 7'11"

Part double glazed with door leading to rear



garden. Fitted with rollerblinds and concertina roof blinds, radiator

Stairs with decorative balustrade leading from entrance hallway- stairs are carpeted and to all rooms on First floor

**Bedroom 1 (rear) approx 11'3" x approx 11'7"**

With fitted wardrobes, decorative fireplace, sash window, radiator

**Bedroom 2 (front) approx 12'6" x approx 10'2"**

Into recess with fitted wardrobe, decorative fireplace, sash windows, radiator, electrical sockets. Door to small Ensuite shower room with fully tiled cubicle, brass shower control/attachments, corner handbasin

**Bathroom Two approx 6'9" x approx 6'8"**

With corner fully tiled shower cubicle with aqualisa thermostatic shower, close coupled w.c, vanity unit with storage, heated towel rail, sash window

**Seperate w.c**

Close coupled w.c, handbasin, radiator

From landing three initial steps plus further flight of stairs to second floor

**Bedroom 3/study approx 15'4" x approx 10'2"**

With centre pillar, stripped flooring. under eave storage, radiator, electrical sockets

**Outside**

Front garden- approached by metal gate with brick pathway to front door. Two 'cordon' off road parking areas in front. Neatly laid garden with variety of matured shrubs and part lawn. Metal gates to the side give access to pathway leading to rear garden.

Rear garden- with bricked patio area with pergola over, walled borders with established planting.

Step leading to area of lawn, pathway to shed and further selection of matured planting. Perimeter fencing gives total privacy



#### AGENCY FEE

Referencing and administration fees apply unless otherwise stated and are non-refundable. Ibbett Mosely charge prospective tenants Admin fee £120 inc. VAT plus referencing fee.

These fees are only payable once an application is made to rent a property. Monies due before the tenancy commences include a deposit equivalent to either one and half or two months rent plus rent due until the next rent payment date.

The logo for Ibbett Mosely, featuring the company name in a white serif font on a dark green rectangular background.

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