3 FUGGLES COURT
BENENDEN

- Available Beginning November 2017
- Village Green Location
- Spacious Sitting Room with Dining Area
- Kitchen
- Study, Cloakroom

- Master Bedroom with En Suite Shower
- Second Double Bedroom
- Family Bathroom
- Courtyard Garden, Integral Garage
- Cranbrook School Catchment Area

This attached cottage is located in the sought-after village of Benenden and is tucked away within a small residential close on the edge of the village green and is within walking distance of the community general store and primary school.

The ground floor accommodation comprises an entrance hall with cloakroom and access to the integral garage, a spacious sitting room/dining area with fireplace and French doors opening on to the courtyard garden, a study area and a fitted kitchen. On the first floor there is a master bedroom with ensuite shower room, a further double bedroom and a family bathroom.

The cottage is approached via a herringbone brick driveway providing off road parking in front of the integral garage (with electric door). To the rear is the secure courtyard garden. One small pet considered.

Gas central heating, mains drainage. Council Tax Band F (Tunbridge Wells Borough Council). EPC Band D. Appliances included electric double oven and gas hob. Spaces for washing machine, dishwasher and fridge/freezer.

£925 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.