



TEL 01580 715400

lettings@harpersandhurlingham.com



1 BRIDGE COTTAGES HORSMONDEN

- Attached Country Cottage
- Kitchen with Small Pantry
- Sitting Room, Study
- Rear Hall and Cloakroom/WC
- 2 Double Bedrooms, 1 Single Bedroom
- Bathroom
- Gardens to Front and Rear, Parking Space
- Mainline Station at Paddock Wood

AVAILABLE NOW – PETS NEGOTIABLE. This property is located on a quiet country lane with countryside views. The ground floor accommodation comprises sitting room, study, kitchen with oven and hob (space for fridge/freezer and washing machine or dishwasher) and a rear hall with cloakroom/WC. The first floor accommodation comprises two double bedrooms, one single bedroom and a family bathroom with overhead shower. To the outside, from the front garden a path leads to the rear garden which is mainly laid to lawn with fields to the boundaries. Off lane parking for 1 car.

Utilities: Mains electricity and water. Oil fired central heating, private drainage. Tunbridge Wells Borough Council Tax Band D. EPC rating E.

£1,150.00 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 (non refundable)
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.