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Peter Oliver



Sunnyside Road, Tunbridge Wells, TN4 8RB

- ▼ Two Bedroom House
- ▼ Tucked Away Location
- ▼ Two En-Suites and Cloakroom
- ▼ Council Tax Band-D
- ▼ Deposit Required-£1557.69
- ▼ Available From 1st March 2023



### EPC RATING

Current:  
80 | C

Potential:  
91 | B

**£1350 PCM**





## Sunnyside Road, Tunbridge Wells, TN4 8RB

This two-bedroom mid terrace property is beautifully presented and comes with parking and a private garden. Located in a quiet unmade road it's secluded and peaceful and only a short walk from the amenities of Rusthall village with its shops, parks and cafes. Internally the property is immaculate with a high level of finish including a modern kitchen and bathrooms. The living room is bright and spacious and both bedrooms are doubles alongside being matched with en-suites. The aforementioned rear garden is lawned with patio and has space for children to play in safely in warmer weather. Parking is located at the end of the terrace which you can see on our mapped plan which makes it convenient for commuters looking to utilise the mainline train station in Tunbridge Wells and there's a number of well-renowned local Primary Schools very close by. This is a great home in a convenient location. The property is being offered unfurnished but there are a chest of drawers and a wardrobe in the bedroom that will stay. The landlord will consider pets. Security Deposit-£1557.69. Holding Deposit-£311.54. Disclaimer-property was photographed furnished so no furniture or fittings may be included

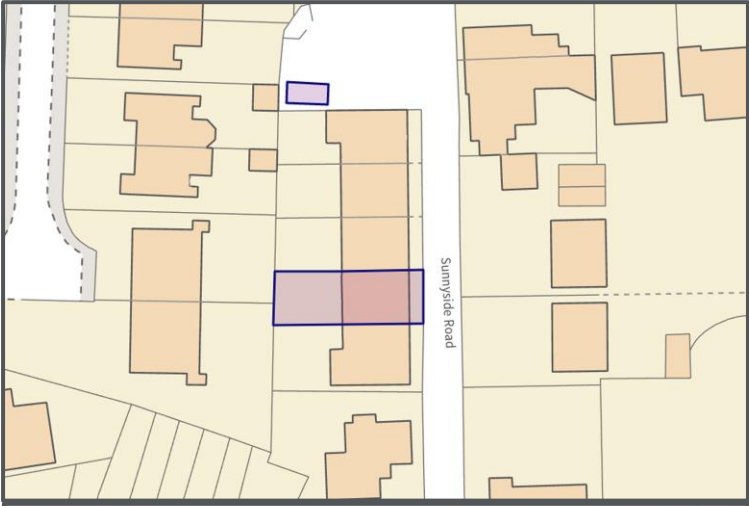
**Peter Oliver**

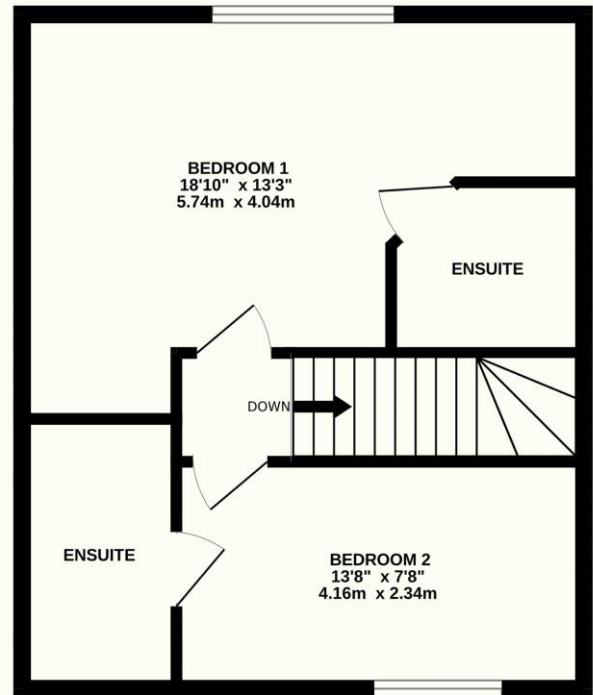
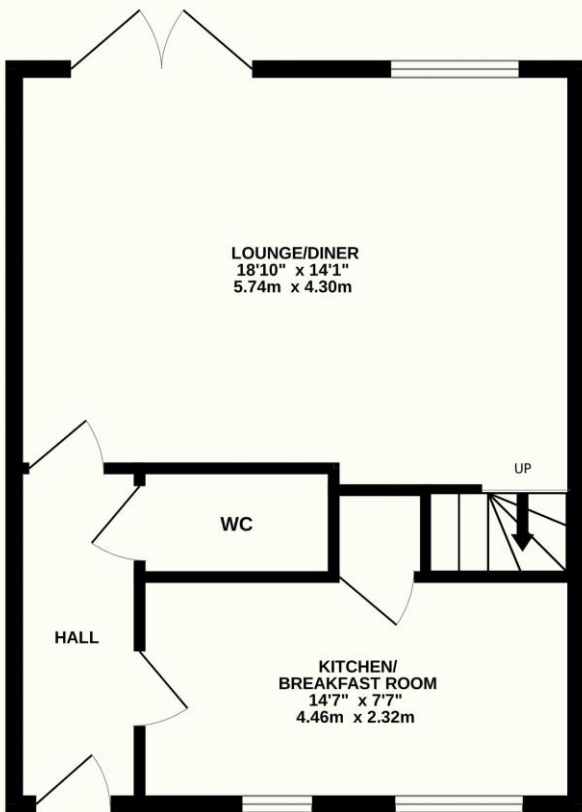
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TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD

ANNUAL SERVICE CHARGE: NA

COUNCIL TAX BAND: D

SERVICE CHARGE/RENT REVIEW DATES: TBV

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