

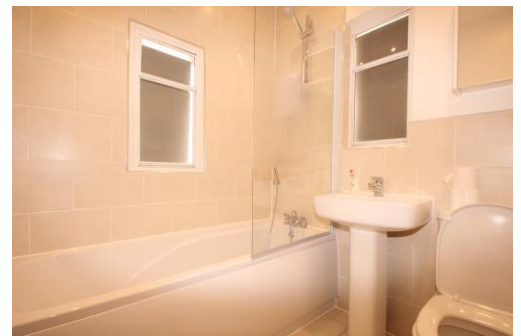


14 Portman Park, Tonbridge, Kent, TN9 ILL

Bracketts are delighted to present this recently refurbished 3 bedroom detached house, situated in an extremely popular residential area close to the town centre. The property benefits from a new fully fitted kitchen with breakfast room, modern bathroom, though lounge/dining room, 3 bedrooms & downstairs cloakroom. There is off road parking available for smaller cars. Available NOW! EPC instructed

- 3 bedrooms
- Spacious living accommodation
- Modern kitchen & Bathroom
- Off road parking
- Newly refurbished
- Walking distance to town centre and local schools.
- Pretty rear garden
- Available now

Monthly Rental Of £1,700 pcm



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CHARTERED SURVEYORS • RESIDENTIAL & COMMERCIAL AGENTS • BUILDING SURVEYORS • VALUERS

Viewing

By appointment with Bracketts 01732 350503

Situation

Portman park is situated close by Tonbridge School. The property is within easy walking distance of the town centre and local amenities.

Entrance

The property is entered through a porch opening into a hallway

Dining area 11' 9" x 10' 4" (3.58m x 3.15m)

Living Room 12' 1" x 10' 11" (3.68m x 3.32m)

Patio doors leading out onto the garden. Feature fireplace.

Kitchen 10' 1" x 9' 9" (3.07m x 2.97m)

New fitted kitchen with new flooring. Property comes supplied with fridge/freezer, washing machine, dishwasher, oven and hob. Combi boiler

Breakfast area 8' 10" x 9' 10" (2.69m x 2.99m)

adjoining to the kitchen, overlooking the garden.

Downstairs cloakroom

WC & Handbasin

Upstairs

Newly carpeted throughout

Bedroom 1 10' 5" x 11' 8" (3.17m x 3.55m)

Double bedroom with wash basin

Bedroom 2 11' 6" x 9' 9" (3.50m x 2.97m)

Fitted wardrobes, large double

Bedroom 3

Fitted shelving unit

Bathroom

Modern white suite comprising of shower over bath, handbasin, WC and extraction fan

Garden

Important information regarding fees

As part of the application process you will be required to pay an administration fee to cover the cost of referencing and tenancy administration. This fee is £120 + VAT per applicant. For clarification, 'applicant' refers to all those over the age of 18 no longer in full time education and who will be listed as tenants on the tenancy agreement.


For this property you will be required to pay:

1 month's rent in advance: £1,500.00

A security deposit equivalent to 6 weeks rent: £2,076.00

A checkout fee of: £102.00

All fees are subject to change depending on individual circumstances. For further information please ask a member of staff who will be pleased to help you.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.