



Cobblestone Mews, Mill Farm Close, Tunbridge Wells
£650,000

3 Bedroom detached house in a private gated development | Freehold



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This three bedroom detached house is situated in a rural position in Tunbridge Wells within a private gated development.

The ground floor consists of a large carpeted reception room, with exposed brick wall and floor to ceiling sliding doors which open up to the rear patio area.

The kitchen has a gas oven and hob as well as washing machine and dishwasher, exposed beams and space for a breakfast table. There is a small storage area, which leads from the kitchen and downstairs toilet. In addition there is also a small boot room area.

On the first floor is the main bedroom which has a door with stairs leading down to the driveway, two further bedrooms, one a double, one single, all of which have access to the family bathroom.

Externally the property has a garden with patio to the rear, and gated driveway parking to the front.

Subject to service charge, please ask agent for further details.

Council Tax Band: D (Tunbridge Wells Borough Council)

Tenure: Freehold

Garden details: Private Garden

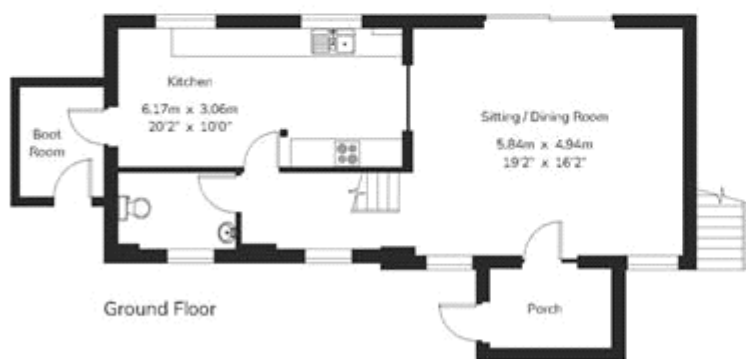


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

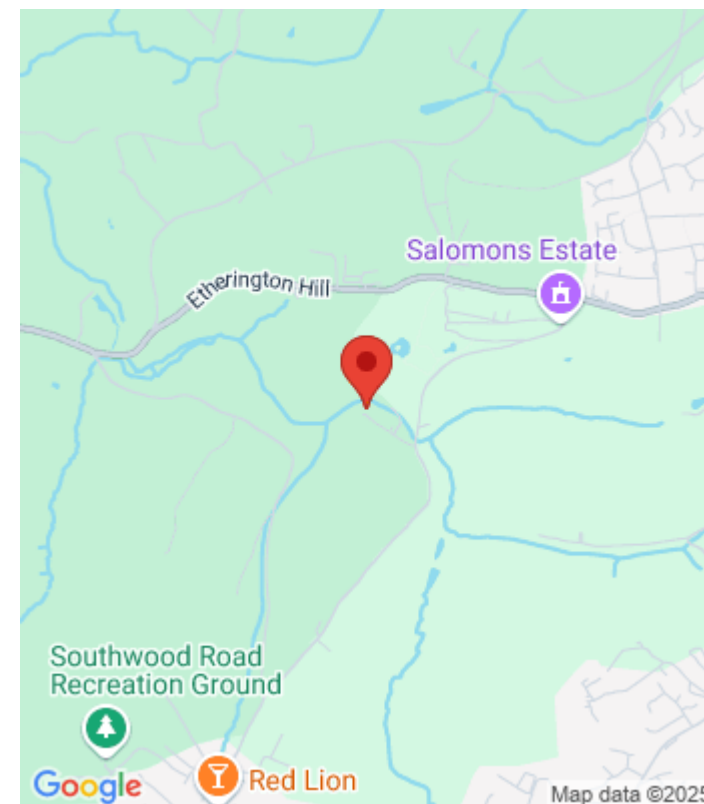
Gross Internal Area : 132.2 sq.m (1423 sq.ft.)



First Floor



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Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>A</p> <p>(92-)</p> <p>B</p> <p>(81-91)</p> <p>C</p> <p>(69-80)</p> <p>D</p> <p>(55-68)</p> <p>E</p> <p>(39-64)</p> <p>F</p> <p>(21-38)</p> <p>G</p> <p>(1-20)</p>		<p>60</p>	<p>85</p>
<p><i>Not energy efficient - higher running costs</i></p>			

England & Wales

EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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