



**NESTLED IN THE HEART OF FRANT VILLAGE, IS THIS CHARMING DETACHED COTTAGE**

**SPARROWS NEST**

**HIGH STREET, FRANT, TUNBRIDGE WELLS, KENT, TN3 9DT**

**Flexible Furnishings, £1,750 pcm** + £285 inc VAT tenancy paperwork fee and other charges apply.\*

**Available now**





• 3 Bedrooms • 2 Bathrooms • Situated in the heart of Frant village • Detached cottage • Spacious reception room • Kitchen/ breakfast room • Utility • Private garden • EPC Rating = C • Council Tax = F

### Situation

Frant is a very highly regarded village just over 2 miles from Tunbridge Wells. It has a large village green and a pretty High Street. There is a convenience store with post office, hairdressers, church and two public houses.

### Description

Sparrows Nest is a beautifully presented three bedroom detached cottage which has been lovingly refurbished, nestled in the heart of Frant Village.

The property is accessed via the farmhouse style kitchen/ breakfast room with an Esse range cooker and built in appliances, the kitchen/ breakfast room leads through to a lobby area with a door out onto the garden.

The reception room benefits from a log burner as well as bi-folding doors opening onto the patio providing a great entertainment space.

To the first floor, there are three good sized bedrooms (en suite shower room to the master) and a family bathroom.

Additionally the property offers underfloor heating and natural stone flooring to the ground floor.

Externally, the cottage has a delightful secluded rear garden. Parking will be found on the High Street.

### Energy Performance

A copy of the full Energy Performance Certificate is available on request.

### Viewing

Strictly by appointment with Savills.



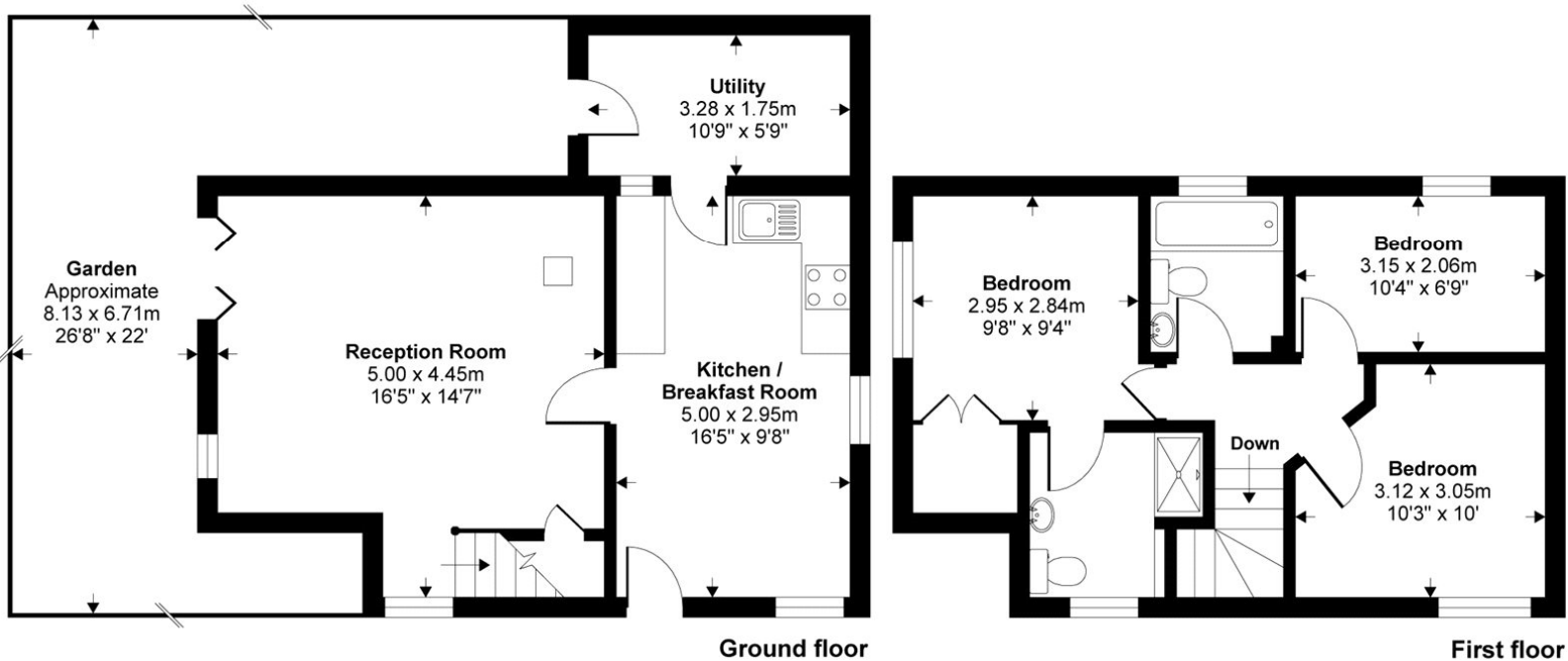
# Sparrows Nest, High Street, Frant, Tunbridge Wells, TN3

Gross internal floor area (approx):

83.9 sq m / 903 sq ft

For Identification only - Not to scale

Niche Communications



## FLOORPLANS

Gross internal area: 903 sq ft, 83.9 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		





\*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT). £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee – charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit [Savills.co.uk/fees](http://Savills.co.uk/fees). **Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries.** 20180717JDCA

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## Tunbridge Wells Lettings

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