



# Beautifully presented home in sought-after Nevill Park

**Nevill Park, Tunbridge Wells, Kent, TN4**

£4,250 pcm plus fees apply, Unfurnished  
Available from 21.12.2019





Sought-after private road • Five double bedrooms • Wrap around garden • Gardening included • Neutral decor • Garage

### Local Information

Nevill Park is a highly sought-after private gated park lying on the West side of Tunbridge Wells, within the Conservation Area. There is easy access to the open spaces of the Common to the East, with its cricket pitch and network of footpaths, and country walks are available to the North and South.

### About this property

Tallbois is a very well presented family home set within this prestigious private park lying on the western fringes of the Tunbridge Wells Conservation Area.

The property is neutrally decorated throughout, benefitting from an abundance of natural light. Of particular note is the well designed conservatory which enjoys wonderful views of the surrounding gardens.

Accommodation summary  
3,236 sq ft in total, arranged over two floors, comprising:

#### Ground floor

- reception hall
- two conservatories
- kitchen/ breakfast room
- family room/ bedroom
- bathroom
- living room
- TV room
- utility room
- garage

#### First floor

- four double bedrooms, one with en suite
- family bathroom

#### Externally

Private garden with mature borders. Single garage and space to park 2/3 cars on driveway.

### Furnishing

Unfurnished

### Local Authority

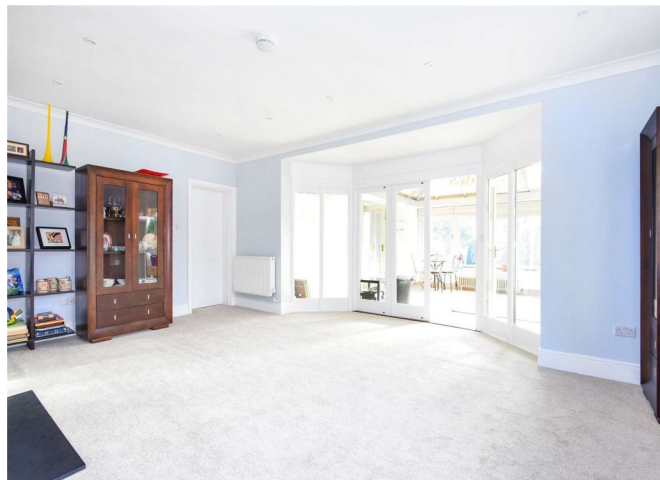
Tunbridge Wells Borough Council

### Energy Performance

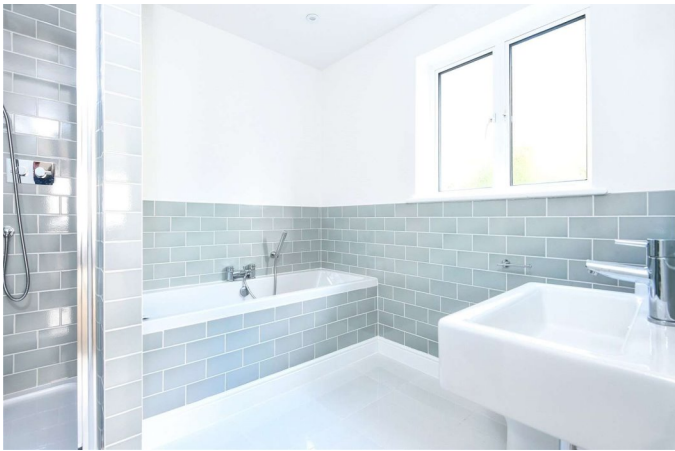
EPC Rating = D

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Tunbridge Wells Lettings Office. Telephone: +44 (0) 1892 507 050.







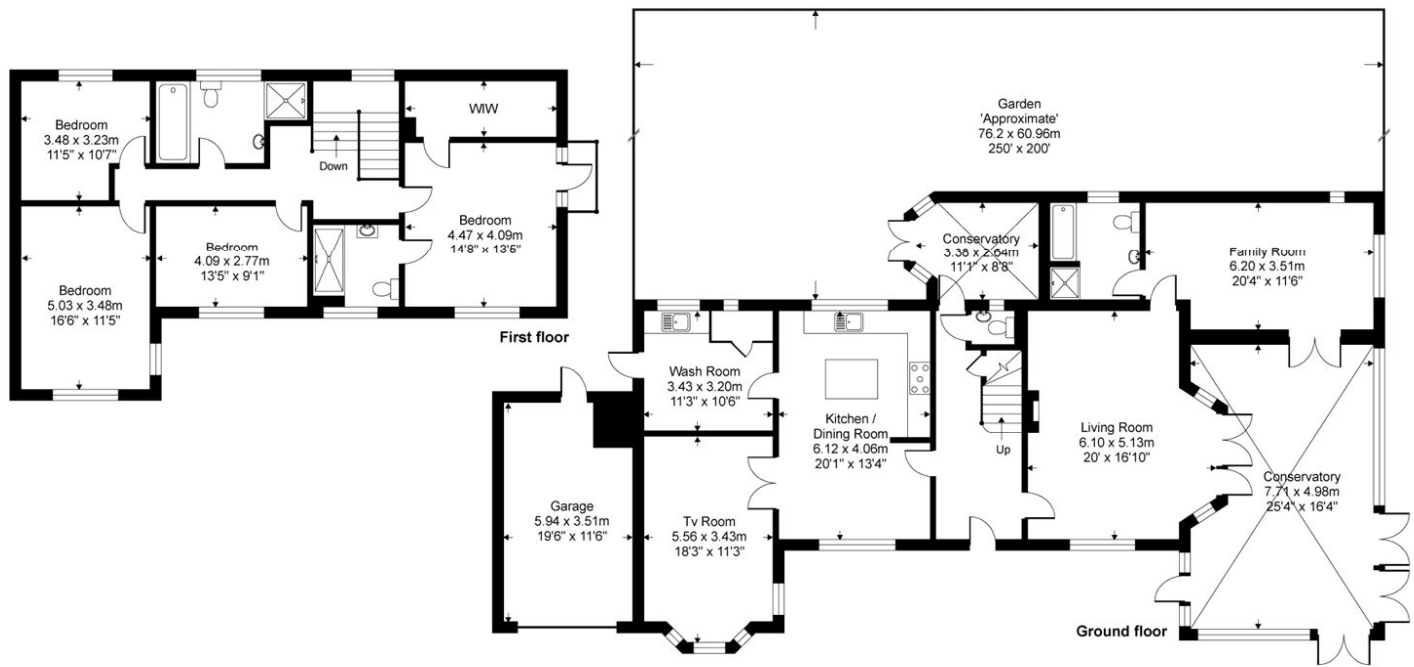



Nevill Park, Tunbridge Wells, Kent, TN4  
Gross Internal Area 3236 sq ft, 300.6 m²

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Nevill Park, Tunbridge Wells, TN4

Gross internal floor area (approx):  
300.6 sq m / 3236 sq ft (Includes Garage)  
For Identification only - Not to scale  
Niche Communications



| Energy Efficiency Rating                    |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very energy efficient - lower running costs |                         |   |
| (92+) A                                     |                         |   |
| (81-91) B                                   |                         |   |
| (69-80) C                                   |                         |   |
| (55-68) D                                   | 63                      | 79  |
| (39-54) E                                   |                         |   |
| (21-38) F                                   |                         |   |
| (1-20) G                                    |                         |   |
| Not energy efficient - higher running costs |                         |   |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |  |

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\*There are different rules and fees for different tenancy types. For details of our fees and charges to go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20191024JDCA

