



A BRAND NEW 5 BEDROOM FAMILY HOME SITUATED WITHIN IN AN EXCLUSIVE DEVELOPMENT

MILL FARM CLOSE
TUNBRIDGE WELLS, TN3 0BH

Unfurnished, £4,000 pcm + fees and other charges apply.*

Available Now



- 5 Bedrooms • 4 Bathrooms • 2 Reception rooms • Open plan kitchen/breakfast room
- Brand new home • Situated in exclusive development • Private location • Double garage • EPC Rating = B • Council Tax = tbc

Description

This striking brand new family homes offers good sized flexible living in a private location, finished a high standard. The property is approached via a private road shared with 3 other homes.

On the ground floor is a stunning, light filled, open plan kitchen/breakfast room with built in appliances, wall and floor units, sliding doors leading out to a patio. The spacious reception room has a wood burning stove and views over the garden. There is also a utility room and downstairs cloakroom.

On the first floor are 3 good sized bedrooms, the master suite has a built in wardrobes and a dressing area. The other 2 bedrooms have built in wardrobes. The family bathroom completes this floor.

The second floor has a further 2 bedrooms, both with en-suite shower rooms.

Energy Performance

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

Viewing

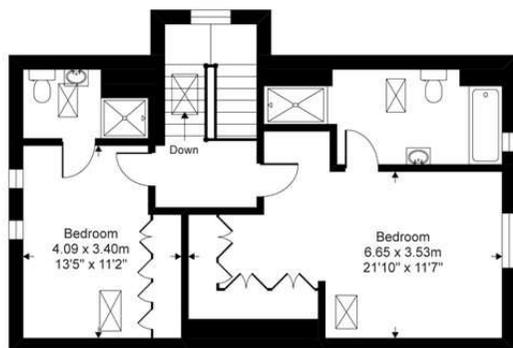
Strictly by appointment with Savills.



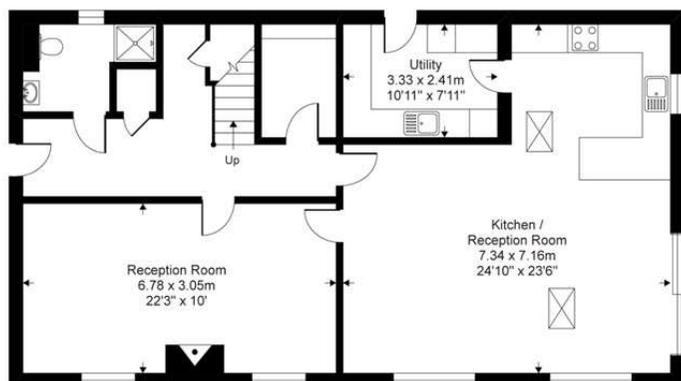
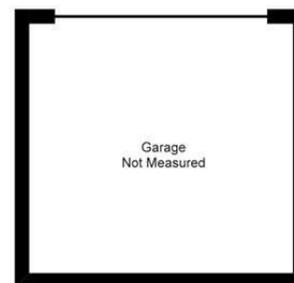
Mill Farm Close, Tunbridge Wells, TN3

Gross internal floor area (approx):
244 sq m / 2627 sq ft (Excludes Garage)

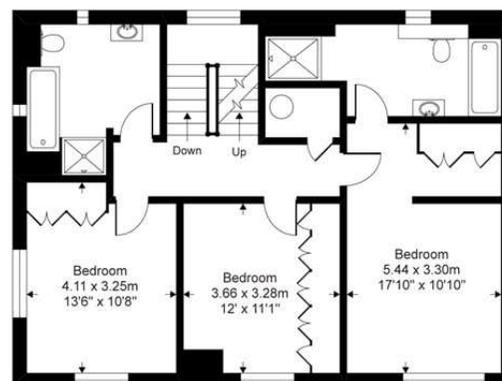
For Identification only - Not to scale
Niche Communications



Second floor



Ground floor

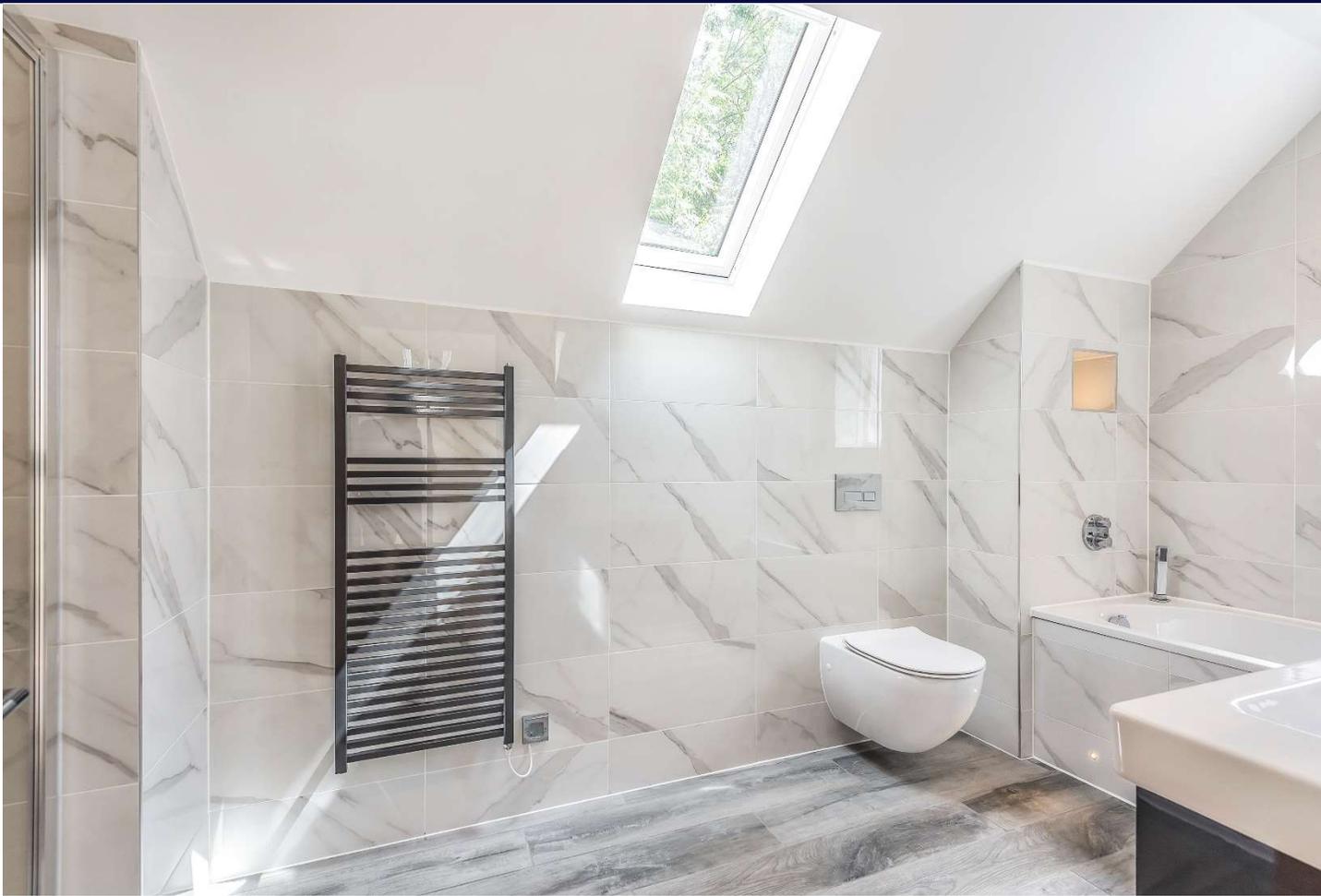


First floor

FLOORPLANS

Gross internal area: 2627 sq ft, 244.1 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190711AAMW

Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.

Tunbridge Wells Lettings
Michael Churchill
michael.churchill@savills.com

[savills.co.uk](https://www.savills.co.uk)