



A beautifully finished 3 bedroom home within Salomon's Estate

Mill Farm Close, Tunbridge Wells, Kent, TN3

£2,250 pcm plus fees apply, Unfurnished
Available from 17/02/2020



Brand new family home • High quality finish • Open plan reception room/kitchen • Large garden • Quiet location

Local Information

Mill Farm Close is a small development tucked away within the grounds of Salomon's Estate on the outskirts of Tunbridge Wells, a spa town with elegant architecture and a variety of cultural, entertainment and shopping attractions, including, two theatres, cafés and restaurants and a mixture of national multiple retailers and independent shops. Victoria Place Shopping Centre and the historic Pantiles and High Street offers a wide selection of shopping facilities from Marks & Spencer and Fenwicks to smaller speciality shops.

MAINLINE RAIL SERVICES:

Tunbridge Wells to Charing Cross or Cannon Street - 50/60 minutes.
www.southeasternrailways.co.uk

ROAD LINKS: The M25 can be accessed via the A21, linking to other motorway networks and Gatwick and Heathrow Airports.

About this property

This beautifully finished 3 bedroom bungalow offers spacious living in a tranquil setting. Leading off the entrance hall are the third bedroom/study, a large family bathroom and a further 2 generous bedrooms. The master bedroom has a beautiful en-suite shower room and built in wardrobes. The open

plan kitchen/reception room has access to the garden. The kitchen has a large breakfast bar with stone countertops and built in Neff appliances. The reception room has a modern wood burner.

Externally there is a spacious garden with woodland views and a double garage for parking.

Furnishing

Unfurnished

Local Authority

Tunbridge Wells Borough Council

Energy Performance

EPC Rating = B

Viewing

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





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Gross Internal Area 1352 sq ft, - 125.6 m²

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Mill Farm Close, Tunbridge Wells, TN3 0BH


Gross internal floor area (approx):

125.6 sq m / 1352 sq ft

For Identification only - Not to scale
Niche Communications



Ground floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	81	
(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 		

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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. . 20200214AAMW

