



Recently refurbished bungalow nearby Dunorlan Park

Pembury Road, Tunbridge Wells, TN2

£2,000 pcm plus fees apply, Unfurnished
Available from 30.09.2020



- Detached Bungalow
- Sought after location
- Recently refurbished
- Garden
- Open plan

Local Information

Located close to Dunorlan Park as well as the mainline station and town centre.

COMPREHENSIVE SHOPPING:

Tunbridge Wells with 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. High Brooms to London Bridge - 40/45 minutes.
www.southeasternrailways.co.uk

SCHOOLS: Kent provides one of the

most sought after education systems in the country and is one of the main reasons for many people choosing to move to Tunbridge Wells. Places for many of the schools are in demand. Kent County Council still maintains the Grammar School system for which an 11 Plus entry exam must be taken. There is a broad mix of State, Public, Nursery and Preparatory schools within the area. Further details can be obtained from Kent County Council on 01622 696565 or via www.kent.gov.uk

LEISURE FACILITIES: There are many local places of historical interest, countryside walks, golf at the Nevill Golf Club, sailing and fishing at Bayham Abbey and Bewl Water near Lamberhurst. Easy access to public tennis courts in Calverley Grounds. The Nevill LTC and the St John's Sport Centre. Tunbridge Wells also offers a wide range of parks, restaurants, brasseries and wine bars catering for every taste.

The South East Coastal resorts are approximately an hours drive away as is the Channel Tunnel.

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

About this property

This recently refurbished bungalow is finished to a high standard and set on the outskirts of Dunorlan park.

The property consists of an open plan kitchen/dining area with fridge/freezer and double ovens including combi/microwave. Cabinets provide plenty of storage space. Leading from the kitchen is a utility room with toilet and washer/dryer.

The separate reception area can be accessed from either the kitchen or hallway and is neutrally decorated. There are two bedrooms (both boasting en suite bathrooms) with fitted wardrobes.

Externally, from the kitchen sliding doors open up into a spacious landscaped garden, and from the dining area French doors open up onto a stoned patio with access to an adjoining garage.

All rooms are pre-wired for Sky, Virgin Media fibre, BT and Freeview.

Furnishing

Unfurnished

Local Authority

Tunbridge Wells Borough Council
 Council Tax Band = E

Energy Performance

EPC Rating = C





Pembury Road, Tunbridge Wells, TN2
Gross Internal Area 1094 sq ft, 101.6 m²

Tunbridge Wells Lettings
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Pembury Road, Tunbridge Wells

Approximate Area = 1094 sq ft / 102 sq m (includes garage)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Savills (UK) Limited. REF: 646491

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	76	
(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 please 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. . 20201001FRLN

