

12 St Johns Close

Tunbridge Wells • Kent • TN4 9GA



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Kings are pleased to offer this well proportioned stylish modern end of terrace house situated in a cul de sac in the popular and convenient St Johns area of Town, being within easy walking distance of the town centre and mainline railway station.

- Stylish Modern End Of Terrace House
 - Two Double Bedrooms
- Two Bath / Shower Rooms (One Ensuite)
- Inviting Entrance Hall & Downstairs WC
- Fitted Kitchen with Integrated Appliances
- Impressive Open Plan Kitchen / Living Room
 - Allocated Off Road Parking for One Car
 - Low Maintenance Rear Garden
- Walking Distance of Town & Train Station

EPC Rating: B (83)



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SITUATION Situated in a cul-de-sac in the St Johns area of town, opposite St Johns Church. Tunbridge Wells town centre is 0.5 mile away whilst Tunbridge Wells mainline railway station with its fast and frequent service into London is 0.8 mile distant through the town centre.

The local area has a range of shops and amenities to include bus routes, coffee shops, a M&S food store, Sainsburys and Tesco.

ACCOMMODATION Sealed unit double glazed entrance door with glazed panels to:-

ENTRANCE HALL An inviting entrance with stairs to first floor landing, radiator, fitted carpet. Doors leading off to:-

DOWNSTAIRS WC Sealed unit obscure double glazed window to front. Low level WC, pedestal wash hand basin, radiator, ceiling down lighters, wood effect vinyl flooring.

OPEN PLAN KITCHEN / DINING / LIVING ROOM

KITCHEN AREA 11' 2" x 5' 10" (3.4m x 1.78m) Sealed unit double glazed window to front. A modern range of high gloss wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with side drainer, four ring ceramic hob with extractor hood above, integrated appliances to include electric oven, fridge / freezer and slim line dishwasher, cupboard concealing wall mounted Glow Worm boiler, under unit lighting, ceiling down lighters, wood effect vinyl flooring.

DINING AREA & LIVING ROOM DINING AREA MEASUREMENT 9'8 x 7'1 (2.94m x 2.17m)

LIVING ROOM MEASUREMENT 15'6 x 13'1 (4.72m x 3.98m)

A sizeable room with sliding door and windows to rear giving access to and from the conservatory. Two radiators, TV / SAT / Telephone points, door to deep under stairs storage cupboard housing the electric fuse board and alarm control box, fitted carpet.

CONSERVATORY 11' 8" x 5' 9" (3.56m x 1.75m) A versatile room of UPVC sealed unit construction being glazed to three sides with polycarbonate roof. Double doors to rear overlook and give access to and from the rear garden.

FIRST FLOOR LANDING Fitted carpet. Doors leading off to all rooms.

BEDROOM ONE 13' 11" x 13' 0" (4.24m x 3.96m) Sealed unit double glazed window to rear overlooking the garden. Radiator, telephone point, fitted carpet. Door to:-



ENSUITE SHOWER ROOM A modern white suite comprising low level WC, wash hand basin, oversized shower enclosure with shower unit over, heated towel rail, localised wall tiling, extractor fan, ceiling down lighters, wood effect vinyl flooring.

BEDROOM TWO 13' 3" x 10' 8" (4.04m x 3.25m) Two sealed unit obscure double glazed Windows to front. Radiator, built in storage cupboard, fitted carpet.

BATHROOM A modern white suite comprising low level WC, wash hand basin, panelled bath with mixer tap shower attachment, heated towel rail, extractor fan, ceiling down lighters, wood effect vinyl flooring.

OUTSIDE

TO THE FRONT DRIVEWAY PROVIDING ALLOCATED OFF ROAD PARKING FOR ONE CAR. Some visitor spaces are available in St Johns Close.

Shrub bed, side access and gate leading to and from the rear garden.

TO THE REAR Fully enclosed with patio areas ideal for seating and entertaining, lawn area with shrubs to its borders, side access and gate leading to and from the front of the house.

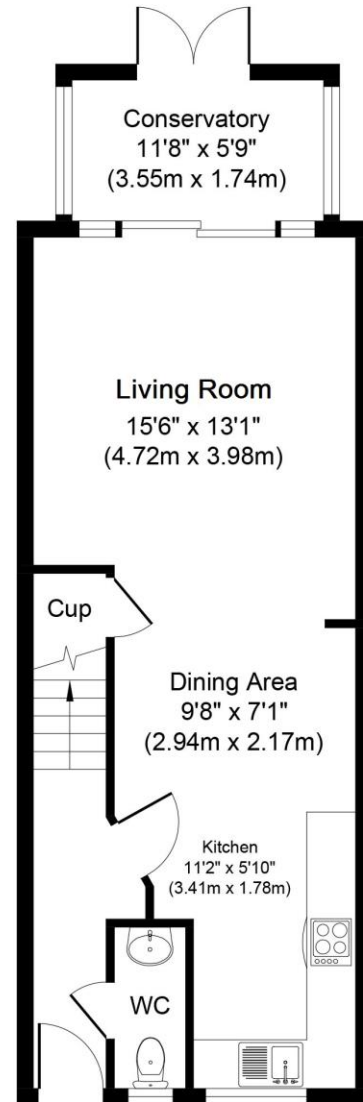
OTHER INFORMATION

SERVICE CHARGE - £25.72 per month to the management company towards upkeep of the grounds in St Johns Close.

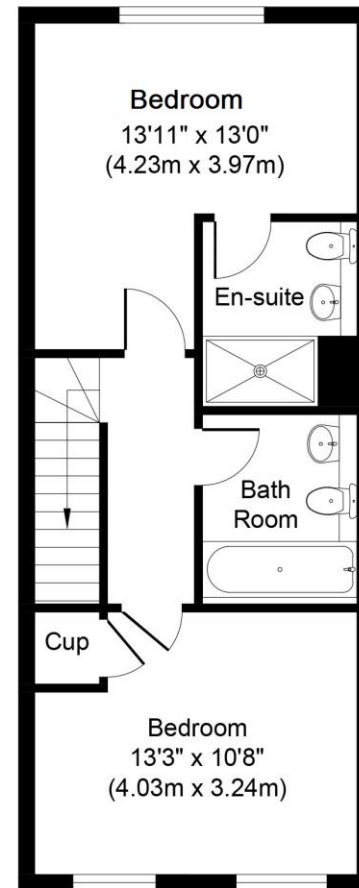
COUNCIL TAX BAND - D - £1,580.33 for the year 2016/17

RENTAL HISTORY - Currently let at £1,200 per calendar month





Ground Floor



First Floor



Approx. Gross Internal Floor Area 965 sq. ft / 89.69 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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