

12 All Saints Rise, Tunbridge Wells





12 All Saints Rise, Tunbridge Wells TN4 9PW

Smart 2-Bedroom End Of Terrace House With Parking

Accommodation Summary

- End of terrace house
 - 2 bedrooms
 - Living/dining room
- Kitchen/breakfast room
 - Bathroom
 - Garden
- Off street parking space
- Sought after St Johns area
- Approximately 1.1 mile from mainline station
 - Close to schools



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This deceptively spacious house is a stone's throw from excellent schools, superb transport links and the town centre's shops and restaurants.

Its handsome brick exterior is set back from the road by a paved terrace with a low brick wall, with planting above for privacy.

The entrance door opens into the stylish living/dining room, its warm wooden flooring stretching seamlessly into the kitchen behind. The room is generously sized and big enough for furniture and large family sofas to relax in at the end of long busy days.

Straight ahead, the kitchen/breakfast room has everything you need with plenty of fitted cupboards and counter surfaces, plumbing and space under the counter for a washing machine and an integrated oven. Its cream cabinetry, warm wooden flooring and coloured tiled splash back give it a contemporary feel. It is lovely and bright too with a window over the sink and a glazed door opening into the garden.

Climbing the carpeted stairs to the first floor you reach two bedrooms and a bathroom. The principle bedroom at the front extends the width of the house and its décor, fitted wardrobes and two windows give a tranquil feeling.

Outside at the rear is a secluded and private courtyard garden ideal for lazy summer afternoon BBQs. It also provides direct access to the off-street parking space.

This home is perfect for a small family, young professionals or buy to let investors and is a must see!





Covered part opaque stained-glass entrance door which opens into:

Living Room: 13`3 x 13`9 double glazed front aspect window, wooden flooring, fireplace with electric coal effect fire, under stair storage cupboard, radiator and door opening into:

Kitchen/Breakfast Room: 13`3 x 7`9 rear aspect double glazed window, range of cream eye and base level units, part glazed, wooden effect work tops, integrated electric oven, four ring electric hob, stainless steel extractor fan, sink with drainer and mixer tap over, space and plumbing for washing machine, space for fridge/freezer, Worcester boiler in wall cupboard, tiled splash back, wooden flooring, radiator and glazed door opening into the garden.

Stairs leading up to the first floor with doors opening into:

Bathroom: rear aspect opaque double glazed window, panel enclosed bath with mixer tap, wall mounted shower attachment, glass shower screen, vanity unit with wash hand basin with mixer tap over and cupboard under, concealed cistern WC, heated towel rail, tiled walls and tiled flooring.

Bedroom one: 11`5 x 11`9 front aspect double glazed windows, airing cupboard housing the water cylinder with shelving for linen, fitted mirrored sliding door wardrobe with hanging rail and shelf, ceiling loft access hatch and radiator.

Bedroom two: 8 x 7`9 rear aspect double glazed window, fitted wardrobe with hanging rail and shelf and radiator.

Outside: the house is set back from the road by a paved terrace with a low height brick wall with railings above and planting for privacy. The rear enclosed courtyard garden is paved with tiered raised stocked flower beds. It is fully enclosed by wooden fencing with a gate at the rear giving access to the off-street parking space.

General:

Tenure: Freehold

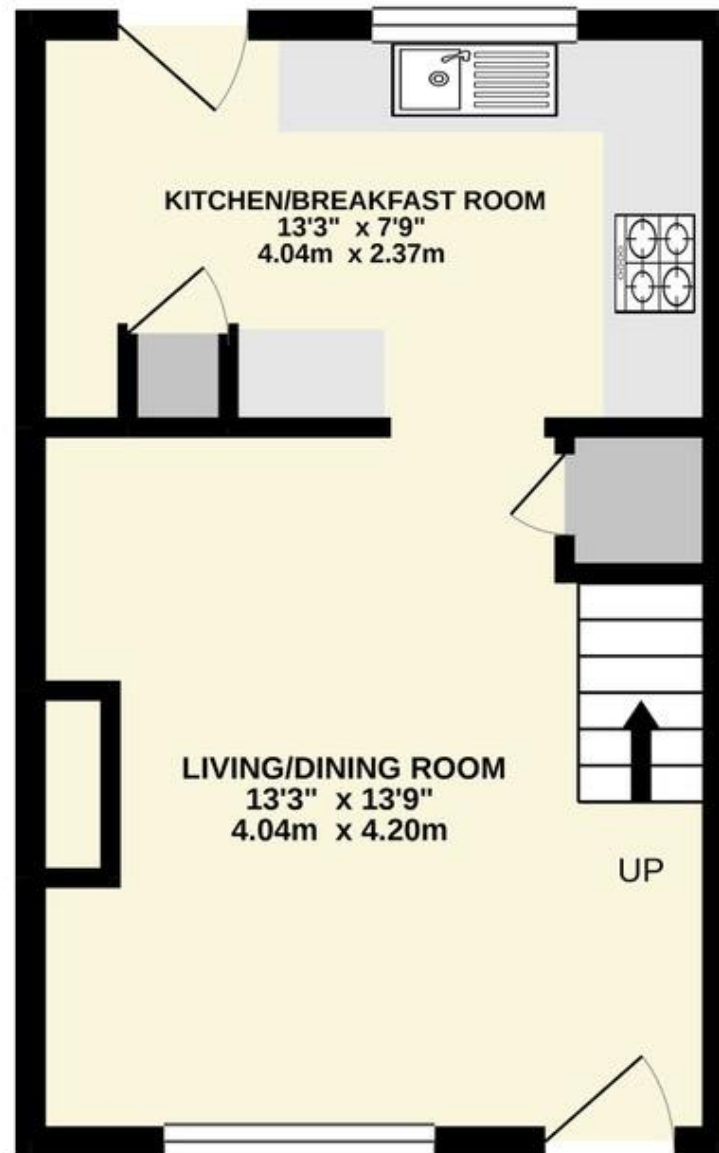
Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,667.00)

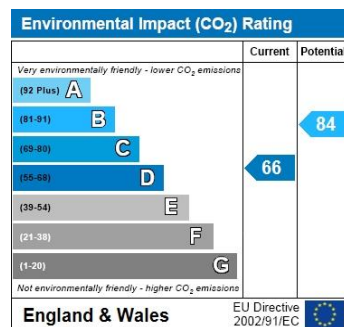
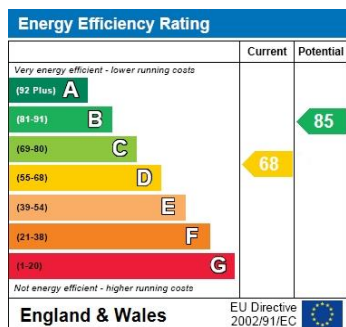
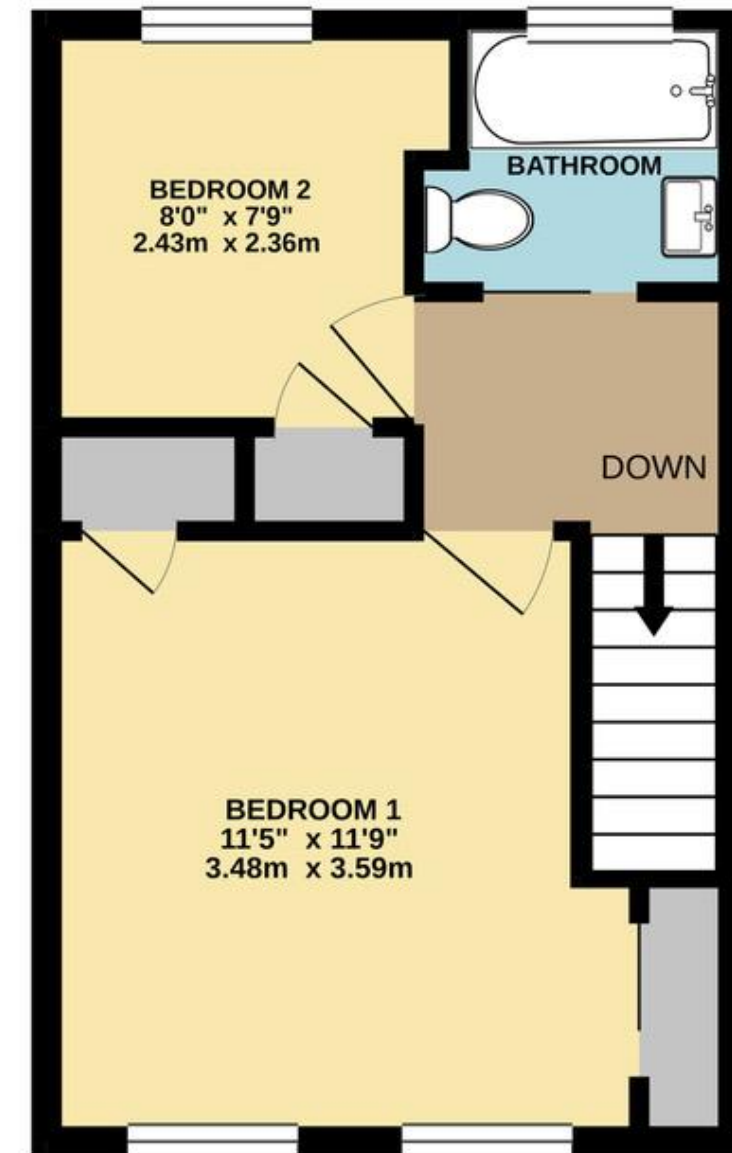
EPC: D (68)



GROUND FLOOR
285 sq.ft. (26.5 sq.m.) approx.



1ST FLOOR
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 571 sq.ft. (53.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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AREA INFORMATION: Tunbridge Wells, Kent

This home is fantastically located in the St. John`s area of Tunbridge Wells with High Brooms mainline railway station a couple of minutes` walk away. It is also a short walk from local convenience shops with more extensive shopping facilities close by. There is easy access to the centre of Tunbridge Wells which also provides a wealth of modern-day shopping, entertaining and recreational facilities. As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought-after area for property owners. The historic Pantiles offers a vibrant culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern-day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains. Popular local primary schools, St. Luke`s, St. John`s and St. Augustine`s Primary Schools, sit alongside the highly regarded and sought-after girls` and boys` grammar schools and the Skinners Kent Academy. With a number of additional exceptional state secondary schools in its borough, parents are definitely spoilt for choice. Recreational amenities such as Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities. Tunbridge Wells has two stations, Tunbridge Wells and High Brooms. High Brooms is a commuter`s dream, as even in off-peak, there are up to four trains an hour to London Charing Cross in 50-minute journey times or less. It also serves other major London terminals such as London Bridge, Waterloo and Cannon Street. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



