

10 All Saints Rise, Tunbridge Wells





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Immaculate 2-bedroom house in sought after location with parking

Accommodation Summary

- End of terrace house
 - 2 bedrooms
 - Living room
 - Kitchen/dining room
- Front and rear gardens
- Off road parking space
- Sought after St John's location
- Walking distance to mainline stations
- Close to popular schools
- Chain free



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This fantastic house is nestled in the heart of the popular St Johns area, just a short walk from excellent schools, local amenities and superb transport links.

With its handsome brick exterior, it delivers plenty of kerb appeal and is set back from the road by a low fence with planting and a decorative stone area behind.

There is vehicular access to the side to reach the property's allocated parking space at the rear of the garden, which has room for storage and bins too.

The front door opens into the bright living room which is flooded with natural light from its front aspect window. It is a welcoming space with ample room for sofas and an electric fire provides character and warmth in the colder months.

The stylish kitchen behind has everything you need with plenty of cupboards and counter surfaces, plumbing and space for a washing machine and a fridge/freezer, and an integrated oven with hob above. The wooden effect cabinetry contrasts beautifully with its grey tile effect flooring, giving a contemporary feel. With a window over the sink and a part glazed door that opens into the garden, it is wonderfully bright too.

Climbing the stairs to the first floor you reach two bedrooms, one a generous double and both with fitted wardrobes, and a modern family bathroom with a shower over the bath.

Outside at the rear is a private garden which is wonderfully low maintenance. It has a paved terrace next to the house, with room for seating to relax in the southerly sun. A pathway, with an area of decorative stones to the side, leads to the wooden gate that gives access to the parking space behind. It is safely enclosed by fencing for pets and children.

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





Covered entrance door which opens into:

Living Room: front aspect part opaque double glazed window, fireplace with electric fire, wooden effect flooring, under stair storage cupboard housing the fuse box, radiators and door opening into:

Kitchen/Dining Room: rear aspect double glazed window, part glazed rear aspect door opening into the garden, range of wooden effect eye and base level units, part glazed, with extending corner unit and an eye level cupboard housing the Worcester boiler, counter tops, integrated Zanussi oven, four ring Neff hob, extractor hood, stainless steel sink with mixer tap and drainer, space and plumbing for washing machine, space for fridge/freezer, tiled splashbacks, tile effect flooring, and radiator.

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

Bathroom: rear aspect opaque double glazed window, tiled panel enclosed bath with mixer tap, hand held shower attachment, glass shower screen, pedestal wash hand basin with mixer tap, low level WC, heated towel rail, tiled walls and flooring.

Bedroom 1: front aspect double glazed windows, fitted cupboard housing the water cylinder with shelves for linen, fitted double wardrobe with hanging rail and shelf, ceiling loft access hatch, and radiator.

Bedroom 2: rear aspect double glazed window, fitted cupboard with hanging rail and shelf, fitted open shelves and radiator.

Outside: the house is set back from the road by a low wooden picket fence with a decorative stone area behind, some planting and a paved pathway leading to the entrance door. There is vehicular side access to the property's allocated parking space with room for storage, including bins, and access into the rear garden. The rear south east facing garden has a paved terrace for seating next to the house, paved pathway leading to gated access to the allocated parking space, and an area of decorative stones. It is fully enclosed by wooden fencing.

General:

Tenure: Freehold

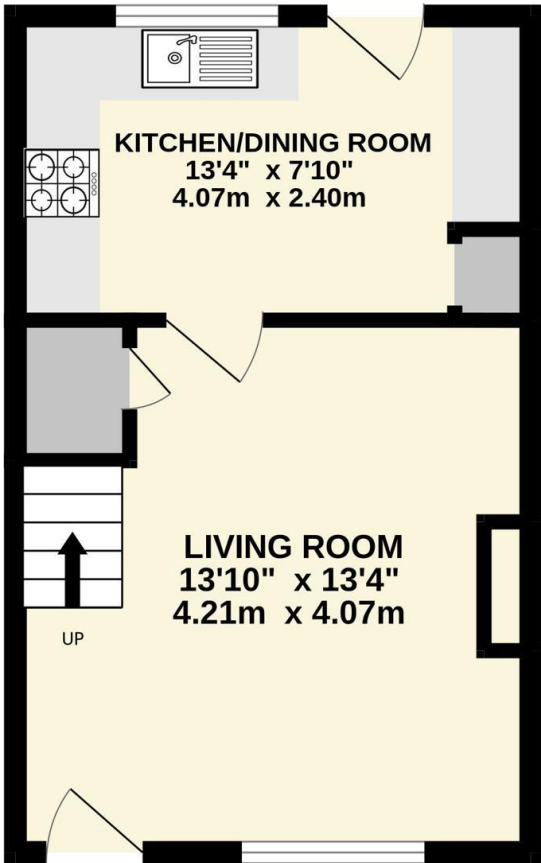
Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,989.00)

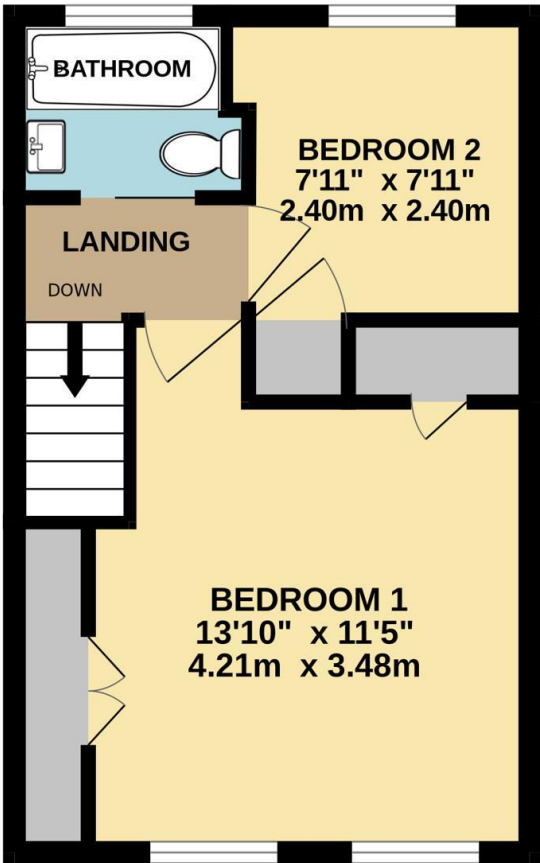
EPC: C (69)



GROUND FLOOR

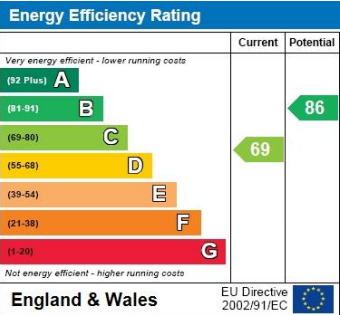


1ST FLOOR



APPROX TOTAL AREA 53.8 SQ.M / 578 SQ.FT

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

Tunbridge Wells, steeped in royal history and architectural heritage, 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 al fresco café 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.

Excellent local primary schools such as St John`s Primary School, St Augustine`s RC Primary School, Holmewood House, Rose Hill and The Wells Free School sit alongside the highly regarded and sought-after girls` and boys` grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as St John`s Park, Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters 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.

Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.

