



Peters Cottage
North Street
Punnetts Town
East Sussex, TN21 9DU

On Behalf Of

A. S. FORWARD

TO LET

Assured Shorthold Tenancy



NEW 2 BEDROOM DETACHED CHALET BUNGALOW IN A SMALL VILLAGE 3 MILES FROM THE MARKET TOWN OF HEATHFIELD

*2 Bedrooms, Family Bathroom, Spacious Living Room,
Modern Kitchen/Diner, Study, Downstairs Cloakroom*

Gardens to rear and side aspect, Off Street Parking

Rent: £925.00 per calendar month

ACCOMMODATION

Entrance Hall: Double-glazed front door, burglar alarm, power points, telephone point, smoke detector and radiator.

Cloakroom: White suite comprising of low level WC, pedestal hand basin and extractor fan.

Kitchen: 4.95m x 3.00m (16'2" x 9'8") Double glazed windows to front and side aspects, full range of eye level and base units, with roll edge laminate worktops, 1 ½ bowl sink with drainer and mixer taps, built in electric oven, gas hob and extractor fan, integrated fridge/freezer, washing machine and dishwasher, power points, central heating boiler and central heating radiator. Double glazed door leading to rear aspect.

Living Room: 4.95m x 3.75m (16'2" x 12' 2") double glazed windows to front and side aspects. Power points, TV aerial point, telephone point and central heating radiator.

Study: 2.66m x 2.43m (8'7" x 7'9") double glazed window to side aspect, power points and central heating radiator. Double glazed door leading to garden and porch area.

Stairs leading to: upstairs Landing, airing cupboard, smoke detector.

Master Bedroom: 4.12m x 3.29m (13'5" x 10'7") double glazed window to side aspect, fitted wardrobe, power points and radiator.

Bedroom 2: 3.75m x 2.22m (12'2" x 7'2") Double glazed window to side aspect, radiator and power points.

Bathroom: Obscured double glazed window to side aspect, white suite comprising panelled enclosed bath, low level W.C and pedestal hand basin, fully tiled walls, central heating radiator.

Outside: Gardens to the side of the property, under-eaves porch area, block paved parking area. The boundaries being fence & hedge enclosed.

Please note all measurements are approximate.

LOCATION

St Peter's Cottage is situated in the rural village of Punnetts Town in East Sussex. It is close to the historic windmill, which dominates the local landscape, and enjoys views over fields to the rear of the property. Punnetts Town is just 3 miles from the market town of Heathfield, where all local amenities are to be found. It is accessible from the A21 and has the advantage of being just 9 miles from Wadhurst station and the frequent rail service operating between Hastings and London Charing Cross/ Cannon Street.

DIRECTIONS

From Heathfield town centre follow the A265 out of town towards Burwash, turn right onto the B2096 (signposted Battle) after approximately 2 miles you will see Punnetts Town County Primary School on your left hand side. Take the second left past the school onto North Street - St Peters Cottage can be found after a short distance on the right hand side.

SERVICES

Main services are connected. Electricity is payable direct to Seeboard, gas is via a tank which is the tenants responsibility to fill, water services are payable direct to Southern Water and water supply is payable direct to South East Water and Council Tax is payable direct to the local authority. It is a condition of the Tenancy Agreement that the supply of services, is from these utilities only, and that the tenant must not keep or cause suffering to any pets, animals or living creatures of any description on the premises.

The Tenant does not have the right to change the utility company. The Tenant must not keep or look after any pets, animals or living creatures on the premises.

DEPOSIT

A deposit equivalent to six weeks rent is payable on the signing of the Tenancy Agreement. The deposit is refundable, subject to the property being vacated in good and tenantable repair. Four references are also required.

LOCAL AUTHORITY

Wealden District Council, Vicarage Lane, Hailsham, East Sussex, BN27 2AX

VIEWING

By appointment with Terri Forward, telephone number 01892 613492 or 07775 532970 (any time).

www.cpdlimited.co.uk

These particulars are intended as a guide only. Their accuracy is neither intended nor is it to be relied upon. Prospective purchasers are invited to conduct their own enquiries. Nor do the particulars form part of a contract.