MARTIN&CO

# KEY FACTS FOR TENANTS

## Lonewood Way, Tonbridge, TN11

April 2022




## A guide to this property and the local area

**Martin & Co Tunbridge Wells**

11 Vale Road Tunbridge Wells Kent TN1 1BS
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# PROPERTY OVERVIEW

## LONEWOOD WAY, TONBRIDGE, TN11







Boundary (Land Registry Title Plan)

### PROPERTY KEY FACTS

Semi-Detached

| | |
|---|---|
| Floor Area: | 688.89 ft$^2$<br>64.00 m$^2$ |
| Plot Size: | 0.12 acres |
| Council Tax Band: | D |
| Annual Cost: | £1,976.56 (avg) |
| Land Registry Title Number: | K217464 |
| Tenure: | Freehold |

### AREA KEY FACTS

| | |
|---|---|
| Local Authority: | TONBRIDGE AND MALLING |
| Flood Risk: | Very Low |
| Conservation Area: | No |

Predicted Broadband Speeds

| | |
|---|---|
| Basic: | 17 Mbps |
| Superfast: | 65 Mbps |

Mobile Coverage
(based on voice calls made indoors)

| | |
|---|---|
| EE: | |
| Three: | |
| O2: | |
| Vodafone: | |

Satellite / Fibre TV Availability

| | |
|---|---|
| BT: | ✓ |
| Sky: | ✓ |
| Virgin: | ✗ |

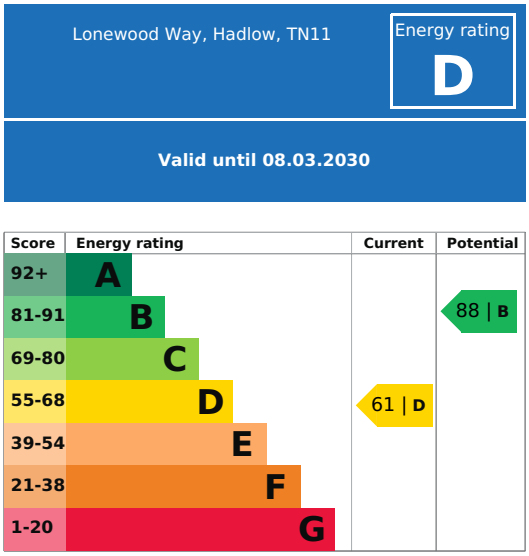
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# PROPERTY OVERVIEW

## EPC




### Additional EPC Data

| | | | |
|---|---|---|---|
| Property Type: | Bungalow | Lighting: | Low energy lighting in 63% of fixed outlets |
| Built Form: | Semi-Detached | Main Heating: | Boiler and radiators, mains gas |
| Transaction Type: | Rental (private) | Main Heating Controls: | Programmer, room thermostat and TRVs |
| Total Floor Area: | 64 $m^2$ | Open Fireplaces: | 0 |
| Energy Tariff: | Single | Hotwater System: | From main system |
| Main Fuel: | Mains gas (not community) | Hotwater Energy Efficiency: | Good |
| Mains Gas: | Yes | Floors: | Solid, no insulation (assumed) |
| Floor Level: | - | Walls: | Cavity wall, as built, no insulation (assumed) |
| Flat Top Storey: | No | Walls Energy: | Poor |
| Top Storey: | 0 | Roof: | Pitched, 75 mm loft insulation |
| Glazing Type: | Double glazing, unknown install date | Roof Energy: | Average |
| Previous Extensions: | 1 | Ventilation: | Natural |

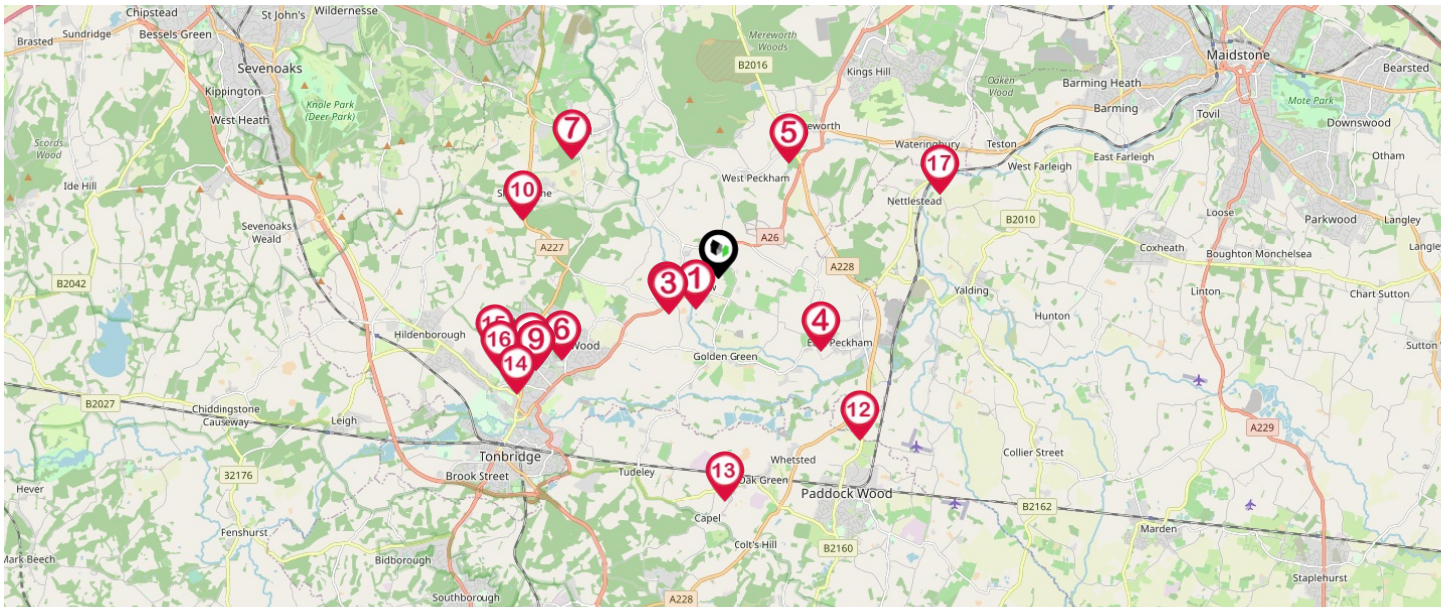
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# LOCAL AREA

## NEARBY SCHOOLS & RATINGS




| Pin | School Details | Rating | Pupils | Distance | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|---|---|---|---|
| 1 | Hadlow Primary School | Good | 194 | 0.52 Miles | ☐ | ☑ | ☐ | ☐ | ☐ |
| 2 | Hadlow College | Outstanding | - | - | ☐ | ☐ | ☐ | ☑ | ☐ |
| 3 | Hadlow Rural Community School | Good | 371 | 0.84 Miles | ☐ | ☐ | ☑ | ☐ | ☐ |
| 4 | East Peckham Primary School | Good | 167 | 1.93 Miles | ☐ | ☑ | ☐ | ☐ | ☐ |
| 5 | Mereworth Community Primary School | Good | 209 | 2.06 Miles | ☐ | ☑ | ☐ | ☐ | ☐ |
| 6 | Woodlands Primary School | Good | 648 | 2.55 Miles | ☐ | ☑ | ☐ | ☐ | ☐ |
| 7 | Plaxtol Primary School | Good | 91 | 2.77 Miles | ☐ | ☑ | ☐ | ☐ | ☐ |
| 8 | Skills for Independence and Employability Ltd | - | - | - | ☐ | ☐ | ☐ | ☑ | ☐ |
| 9 | Cage Green Primary School | - | 314 | 2.96 Miles | ☐ | ☑ | ☐ | ☐ | ☐ |
| 10 | Shipbourne School | Good | 56 | 2.98 Miles | ☐ | ☑ | ☐ | ☐ | ☐ |
| 11 | Hugh Christie School | Good | 899 | 2.98 Miles | ☐ | ☐ | ☑ | ☑ | ☐ |
| 12 | The Quest School | Outstanding | 20 | 3.23 Miles | ☐ | ☑ | ☑ | ☑ | ☐ |
| 13 | Capel Primary School | Good | 207 | 3.29 Miles | ☐ | ☑ | ☐ | ☐ | ☐ |
| 14 | YMCA West Kent | - | - | - | ☐ | ☐ | ☐ | ☑ | ☐ |
| 15 | St Margaret Clitherow Catholic Primary School | - | 397 | 3.44 Miles | ☐ | ☑ | ☐ | ☐ | ☐ |
| 16 | Long Mead Community Primary School | Good | 153 | 3.46 Miles | ☑ | ☑ | ☐ | ☐ | ☐ |
| 17 | Wateringbury Church of England Primary School | Good | 199 | 3.57 Miles | ☐ | ☑ | ☐ | ☐ | ☐ |


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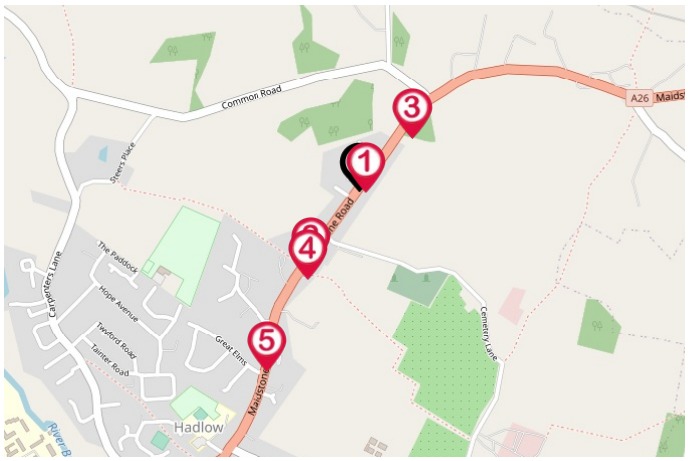
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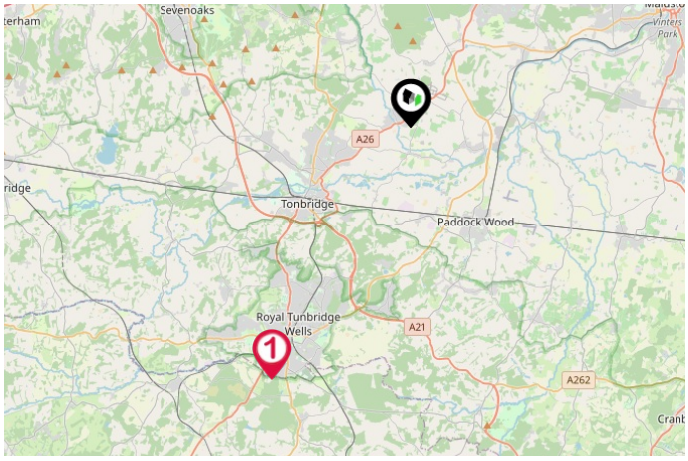
# LOCAL AREA

## NEAREST TRANSPORT LINKS



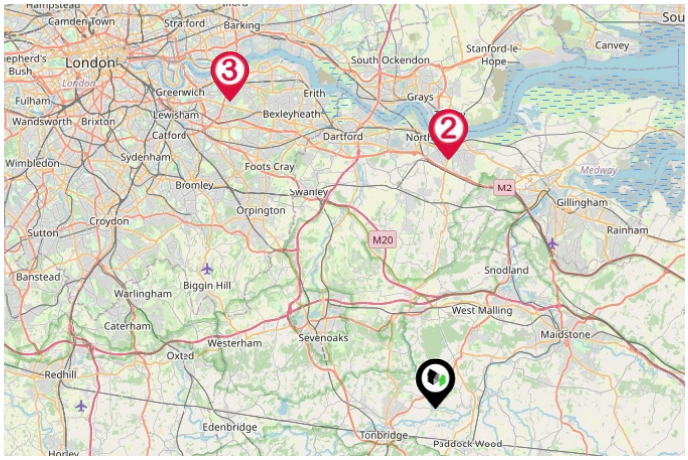

BUS STOPS/STATIONS

1 - Lonewood Way | 0.02 miles
2 - Cemetery Lane | 0.16 miles
3 - Common Road | 0.14 miles
4 - Cemetery Lane | 0.18 miles
5 - Great Elms | 0.37 miles




LOCAL CONNECTIONS

1 - Tunbridge Wells West (Spa Valley Railway) | 8.5 miles




FERRY TERMINALS

1 - West Street Pier | 14.81 miles
2 - Town Pier | 14.81 miles
3 - Woolwich Arsenal Pier | 21.72 miles


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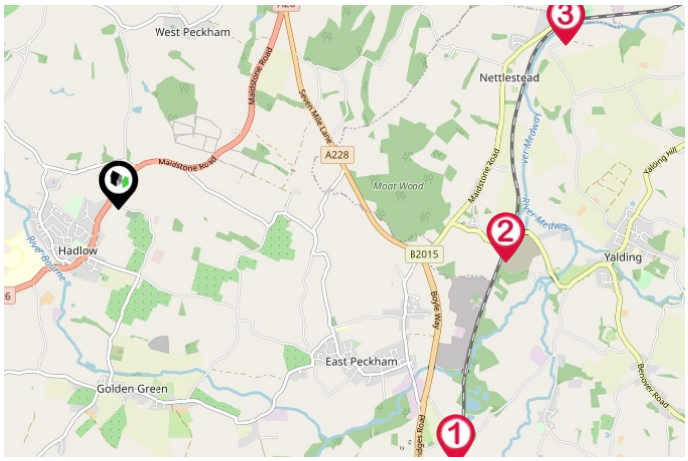
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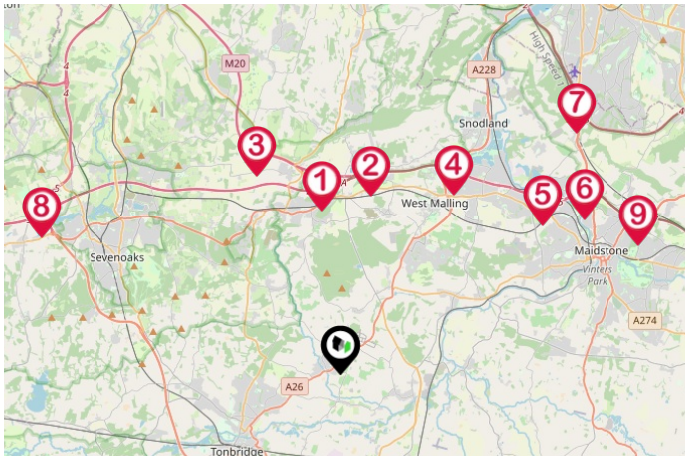
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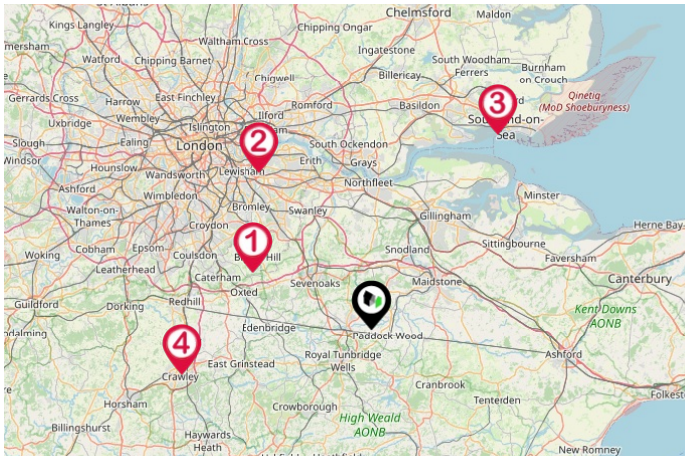

NATIONAL RAIL STATIONS

1 - Beltring Rail Station | 3.16 miles
2 - Yalding Rail Station | 2.93 miles
3 - Wateringbury Rail Station | 3.57 miles




TRUNK ROADS/MOTORWAYS

1 - M26 J2A | 4.86 miles
2 - M20 J3 | 5.39 miles
3 - M20 J2 | 6.36 miles
4 - M20 J4 | 6.36 miles
5 - M20 J5 | 7.54 miles
6 - M20 J6 | 8.69 miles
7 - M2 J3 | 10.1 miles
8 - M25 J5 | 9.67 miles
9 - M20 J7 | 9.74 miles




AIRPORTS/HELIPADS

1 - Biggin Hill Airport | 15.18 miles
2 - London City Airport | 22.68 miles
3 - London Southend Airport | 27.96 miles
4 - London Gatwick Airport | 22.62 miles


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# ABOUT MARTIN & CO TUNBRIDGE WELLS

## OUR COMPANY

Here at Martin & Co Tunbridge Wells, we're proud to have been providing specialist advice and guidance across all areas of the residential property market to the communities of Tunbridge Wells, Southborough, Rusthall, Langton Green, Crowborough, and Pembury since 2009.

Franchisee David Rogers brings over thirty years' experience within the industry, encompassing everything from estate agency and property management, to new build development, and is a member of the Association of Residential Lettings Agency (ARLA) and the National Association of Estate Agents (NAEA).

Our passionate and dedicated team at Martin & Co Tunbridge Wells works in close partnership with our customers - whether a landlord or a vendor - and provides a personal and flexible service, ensuring the precise needs of each and every one is met.

Whether you're a landlord looking for a tenant for your property, are seeking your perfect rental home, or have a property to sell, please do get in touch.

## David Rogers MARLA MNAEA

David is our Office Director and a Qualified Building surveyor to CIOB standard. He has over 28 years experience in the property industry ranging from building houses to sales and lettings along side full property management. David has also achieved his NFOPP level 3 in Residential Letting and Property Management (QCF) and is a member of ARLA and NAEA.



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# TESTIMONIALS

## WHAT OUR CLIENTS THINK

### Testimonial 1

We dealt with David from Martin and Co, when we were buying our family home during this pandemic. Despite David representing the seller and not us, we were impressed with David's efficiency, politeness and understanding of people. I feel with David's help, the purchase went much smoother and the process was much quicker than we expected. David is very professional and prompt in dealing with any query you have.

### Testimonial 2

Happy to vouch for Martin & Co as both Sales and Lettings. Managed the renting of my property very well. David and the rest of his team were always available and quick to respond. Would definitely highly recommend. Personalized property portal for managing the rental very efficient. Same applies to sales.

### Testimonial 3

We had a fantastic experience with Martin & Co in Tunbridge Wells. We were impressed by their reasonable rates, quick responses and the efforts which they went to in marketing our property – the 360 degree photo tour which they created was fantastic. A huge bonus for us is that Martin & Co don't try to sell financial products, which means that their only motivation is to sell the property to the best buyer. A big thank you to David for all your hard work.

/Martin-Co-Tunbridge-Wells

/mac_tunbridge_w

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# DATA QUALITY

## OUR DATA PARTNERS

Martin & Co Tunbridge Wells is committed to comprehensive property data being made available upfront to make the lettings process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:

Ordnance Survey

Environment Agency

Historic England

Valuation Office Agency

Land Registry

Ofcom

Office for National Statistics

Royal Mail

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