



# Lambert & Foster



## FALMOUTH PLACE

FIVE OAK GREEN | TONBRIDGE | KENT | TN12 6RD

*A great opportunity to purchase a two double bedroom, two-bathroom semi-detached home in need of modernisation, offered with **No Onward Chain**. The property comprises of a kitchen/diner, sitting room, dining room and conservatory, along with a large front and rear garden, making it an ideal opportunity for a complete refurbishment. Located in the Wealden village of Five Oak Green, the property is within easy reach of a post office/general store and primary school. Paddock Wood is approximately two miles away and offers a range of everyday amenities, including a Waitrose supermarket, health centre, library, primary and secondary schools, sports centre and mainline railway station, with services to London.*

Guide Price £275,000 - £300,000

FREEHOLD





## 43 FALMOUTH PLACE

FIVE OAK GREEN, TONBRIDGE, KENT, TN12 6RD

- Two double bedroom, two-bathroom semi-detached house with No Onward Chain
- Versatile downstairs living space
- In need of modernisation
- Large front and back garden
- Located in a popular Wealden village Five Oak Green
- Easy access to Paddock Wood and Tonbridge stations offering good links into London

**VIEWING:** By appointment only.

**Paddock Wood Office:** 01892 832325.

**WHAT3WORDS:** ///proper.gears.tasteful

**TENURE:** Freehold

### SERVICES & UTILITIES:

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Electric Storage Heaters

**BROADBAND:** Standard, Superfast and Ultrafast Available

**MOBILE COVERAGE:** Good Outdoor

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**LOCAL AUTHORITY:** Tunbridge Wells Borough Council

**COUNCIL TAX:** Band C **EPC:** F (36)

**COVENANTS:** None

**FLOOD & EROSION RISK: Property flood history:** None

**Rivers and the sea:** Very Low **Surface Water:** Very Low

**Reservoirs:** Speak to Agent **Groundwater:** Unlikely

(Visit [flood-map-for-planning.service.gov.uk](https://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**PHYSICAL CHARACTERISTICS:** Brick built under tiled roof



**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

43 Falmouth Place, Five Oak Green, Tonbridge, TN12 6RD

Approximate Area = 998 sq ft / 92.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Lambert and Foster Ltd. REF: 1511082