

**RUSH
WITT &
WILSON**



**11 Eastwell Meadows, Tenterden, TN30 6QR
Offers In The Region Of £350,000 Freehold**

Rush Witt & Wilson are pleased to offer this attached retirement bungalow occupying a highly sought after and quiet cul-de-sac location just a short walk from Tenterden High Street.

The well-proportioned accommodation comprises of an entrance hallway, living/dining room, kitchen, two bedrooms and shower room.

Outside the bungalow offers an enclosed brick paved rear garden benefitting from a southerly aspect and an allocated parking space. Further benefits include UPVC double glazed windows through out and gas fired central heating. Offered to the market CHAIN FREE.

For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

Entrance Hallway

Part decorative glazed entrance door to the front elevation, fitted coat cupboard, radiator, doors off to the following:

Kitchen

8'2 x 7'9 (2.49m x 2.36m)

Fitted with a range of cream shaker style cupboard and base units with matching wall mounted cupboards, complimenting granite effect worktop surfaces with tiled splashback, inset stainless steel sink with side drainer, inset four ring electric hob with extractor canopy above, space and plumbing for washing machine, integral low level fridge/freezer, upright unit housing integral oven, wall mounted gas fired boiler, tiled floor, radiator, window to the front elevation.

Living/Dining Room

12'1 x 13'7 (3.68m x 4.14m)

Window to the rear elevation, glazed patio doors with views and access onto the rear garden, radiator.

Bedroom One

11'3 x 9'4 (3.43m x 2.84m)

Window to the rear elevation, range of fitted wardrobes, access to loft space, radiator.

Bedroom Two

8'4 x 8'4 (2.54m x 2.54m)

Window to the side elevation, radiator.

Shower Room

Fitted with a modern white suite comprising white gloss vanity unit with low level wc, inset wash hand basin, fitted storage, large corner shower cubicle with double sliding doors, part tiled walls, radiator.

Outside

Parking

The property benefits from an allocated parking space to the side of the property.

Front Garden

Small area of lawn being bordered by a mixture of beds planted with a range of shrubs and seasonal flowers, gated side access to:

Rear Garden

Enclosed southerly garden which offers an extensive brick paved patio area offering space for outside dining and entertaining bordered with a range of beds planted with a mixture of mature shrubs and seasonal flowers, timber garden store.

Agents Note

Council Tax Band - D

* Please note Eastwell Meadows have an age requirement of 55 years and over for occupancy. There is a monthly service charge payable to the Eastwell Meadows Management Company Ltd. This charge is to be paid on the first day of each month by standing order. The service charge is currently circa £70 per month . *

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate

negotiation) will be provided by the Seller's Solicitors.

Important Notice:

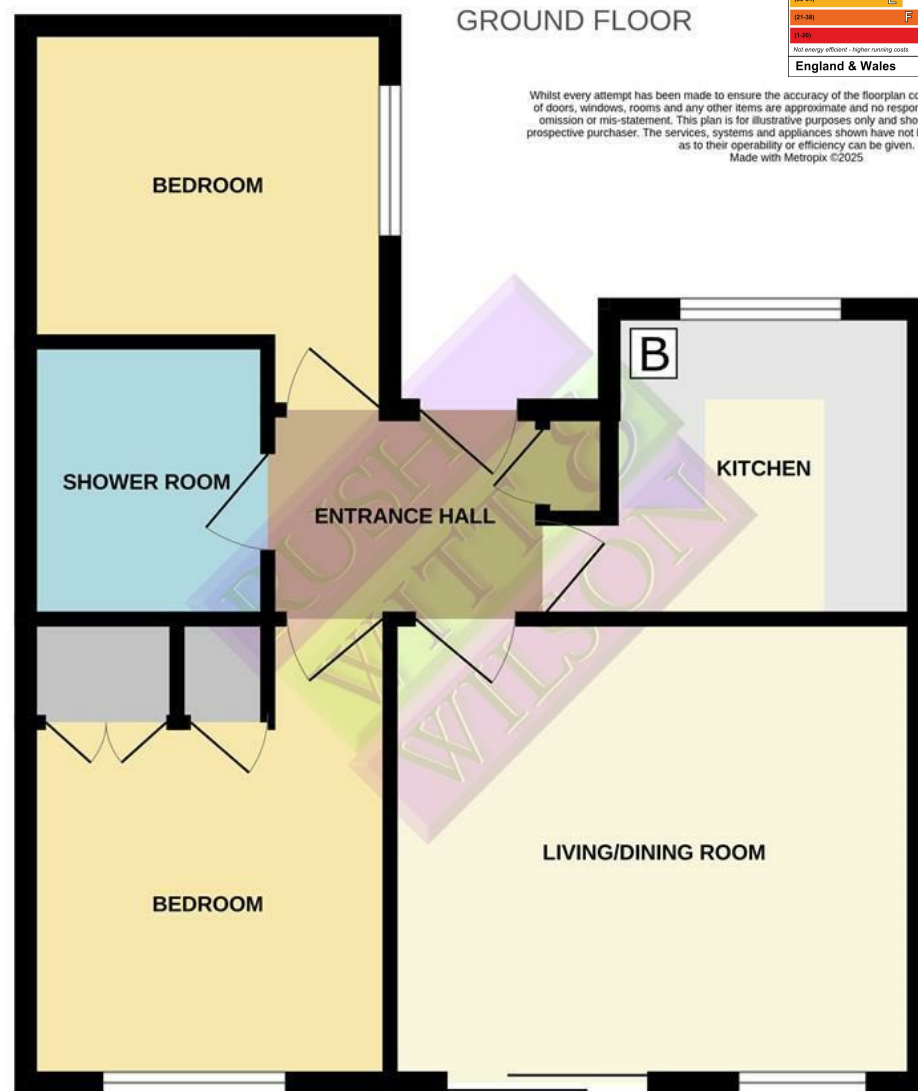
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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(23-34) E		
(11-22) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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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