

**RUSH
WITT &
WILSON**



**8 Eastwell Barn Mews, Tenterden, Kent TN30 6QW
Offers In The Region Of £425,000**

Rush Witt & Wilson are pleased to offer this extremely well-presented end of terrace home enjoying impressive countryside views to the front occupying a highly sought-after and quiet location just a short walk from Tenterden High Street.

Having been beautifully renovated by the current owner the accommodation is arranged over two floors comprising of an entrance hallway, shower room, living/dinning room and kitchen on the ground floor. On the first floor there are three bedrooms and a family bathroom.

Outside the property benefits from gardens to the front and rear together with a single garage en-bloc with parking space to the front.

An internal inspection of this delightful home is highly recommended to fully appreciate its highly convenient position. For further information and to arrange a viewing please call our Tenterden office.



Entrance Hallway

Part glazed entrance door and obscure glazed window to the side elevation, stairs rising to first floor with fitted storage cupboard beneath, radiator, wood effect flooring, doors leading to:

Shower Room

Fitted with a modern white suite comprising white gloss vanity unit with low level wc, inset wash hand basin and range of fitted storage, corner shower cubicle with glass door, heated towel rail, tiled flooring, window to the rear elevation.

Kitchen

13'9 x 8'3 (4.19m x 2.51m)
Fitted with a range of grey shaker style cupboard and drawer base units with matching wall mounted cupboards, granite effect work surface with matching splashback and inset one and a half bowl ceramic sink drainer unit, inset four ring induction hob with stainless steel extractor canopy above, upright unit housing integrated oven and microwave, integrated dishwasher, space and plumbing for washing machine, space and point for free standing fridge/freezer, floor standing gas fired boiler, under stairs fitted storage cupboard, tiled effect flooring, windows to the side and front elevation, with the latter enjoying pleasant rural views towards St Mildred's church to the front.

Living/Dining Room

25'5 x 10'6 (7.75m x 3.20m)
Being double aspect with picture window to the front elevation enjoying a pleasant rural views towards St Mildred's church to the front, glazed patio doors to the rear allowing access through to the garden, two radiators, ornamental electric feature fireplace, wood effect flooring.

First Floor

Landing

With stairs rising from the entrance hallway, fitted airing cupboard housing insulated hot water tank, access to loft space, light tunnel, doors leading to:

Bedroom One

12'4 x 10'6 (3.76m x 3.20m)
Window to the front elevation enjoying pleasant rural views towards St Mildred's church, two fitted wardrobes, radiator.

Bedroom Two

10'7 x 10'6 (3.23m x 3.20m)
Window to the rear elevation, fitted wardrobe, radiator.

Bedroom Three

8'5 x 6'7 (2.57m x 2.01m)
Window to the side elevation, fitted wardrobe, radiator.

Bathroom

Fitted with a modern white suite comprising low level wc, floor standing white gloss vanity unit with inset wash hand basin and fitted cupboard beneath, panelled bath with mixer tap and hand held shower attachment, radiator, tile effect flooring, obscure glazed window to the side elevation.

Outside

Front & Side Gardens

Area of garden laid to gravel being bordered with a range of established shrubs, steps lead to a canopy covered entrance door with gated side access leading to:

Rear Garden

Predominately laid to lawn with a paved patio area abutting the rear of the property offering space for outside dining and entertaining.

Garage

Single garage en-bloc with up and over door to the front elevation.

Agents Note

Council Tax Band - D

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:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

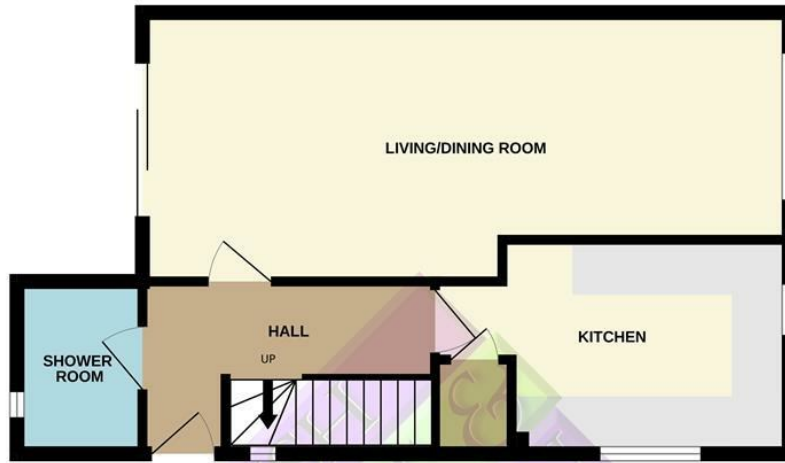
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with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

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

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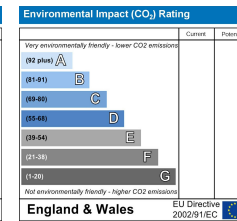
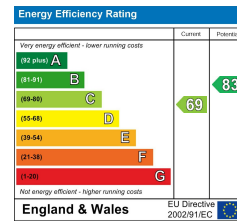
GROUND FLOOR

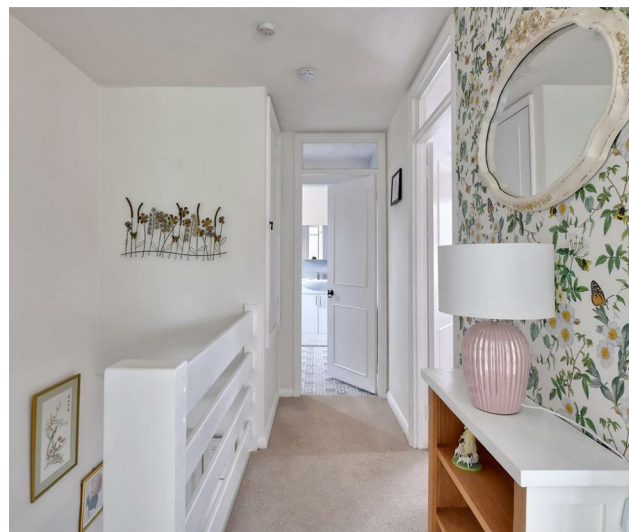
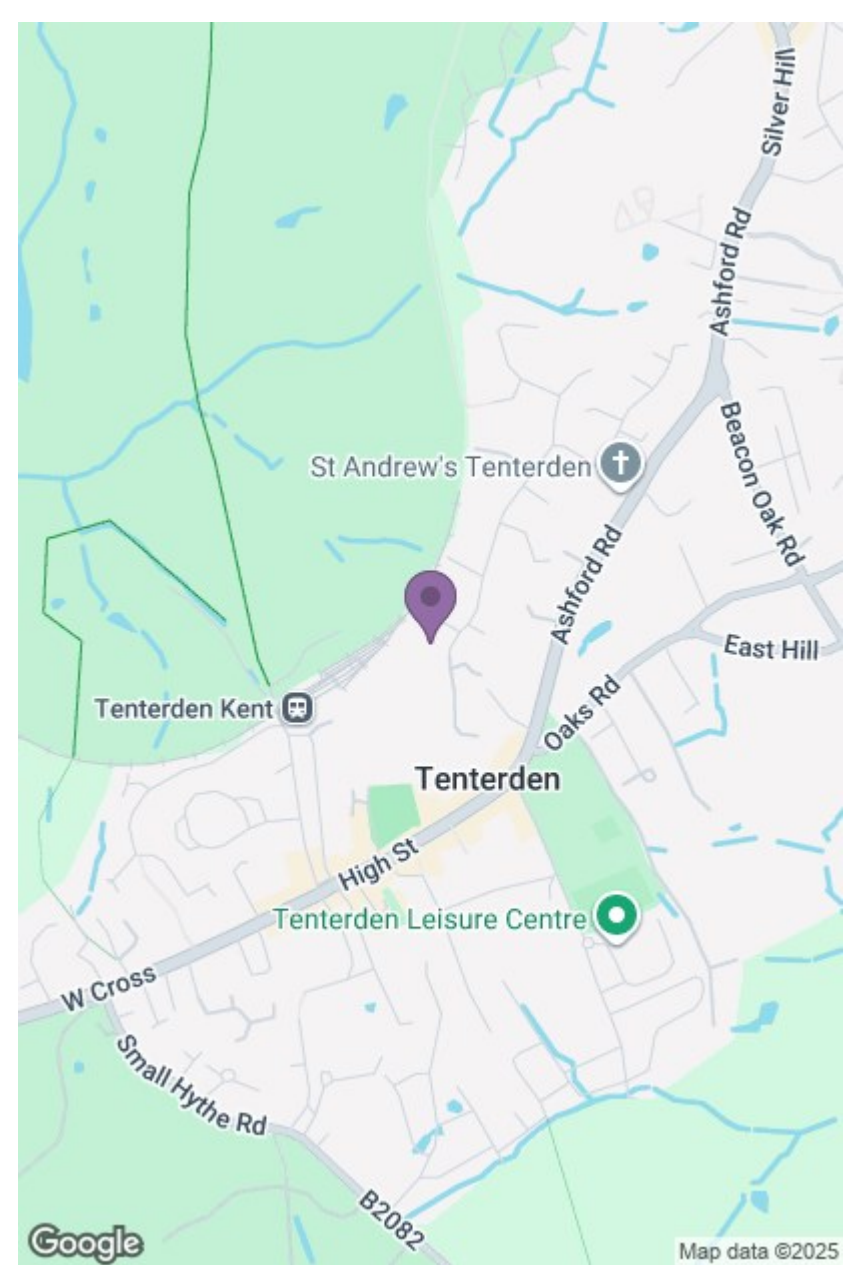


1ST FLOOR



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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