

**RUSH  
WITT &  
WILSON**



**16 Shrubcote, Tenterden, Kent TN30 7BA  
Offers In The Region Of £430,000**

Rush Witt & Wilson are pleased to offer this semi-detached family home occupying a sought after location along the 'tree lined' Appledore Road, being within a short walk from Tenterden High Street. The well-proportioned accommodation is arranged over two floors and comprises of an entrance porch, hallway living/dining room with log burning stove, kitchen, utility room and bathroom on the ground floor. On the first floor are three bedrooms. Outside the property benefits from off road parking for a number of cars to the front and a good sized rear garden enjoying a south westerly aspect. An internal inspection is highly recommended to fully appreciate all this house has to offer. For further information and to arrange a viewing please call our Tenterden office on 01580762927.

**Entrance Porch**

9'1 x 3'9 (2.77m x 1.14m)

With oak entrance door and two windows to the front elevation, further window to the side, tiled flooring and part glazed door through to:

**Hallway**

With stairs rising to the first floor with fitted storage cupboard beneath, window to the side elevation, small fitted corner cupboard housing the consumer unit, radiator, wooden flooring and doors to:

**Living/Dining Room**

21'9 x 12'6 (6.63m x 3.81m)

Being double aspect with window to the front elevation and glazed door to the rear allowing access through to the garden, feature fireplace with inset log burning stove, two radiator, range of fitted shelving and wooden flooring.

**Kitchen**

11'0 x 9'7 (3.35m x 2.92m)

Fitted with a range of cream shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing woodblock work surface with

inset ceramic sink/drainage unit and tiled splash-back, space and point for range style cooker with extractor fan above, space and plumbing for washing machine, space and point for free standing fridge/freezer, space and point for dishwasher, fitted breakfast bar, window to the rear elevation over looking the garden, radiator, access to a small loft space and door to:

**Utility Room**

6'10 x 3'11 (2.08m x 1.19m)

With window to the side elevation, woodblock work surface with space and plumbing beneath for washing-machine and space and point for tumble dryer, fitted storage cupboard housing wall mounted gas fired boiler, tiled flooring, part obscured glazed door to the side elevation allowing access through to the garden and further door to:

**Bathroom**

8'4 x 4'4 (2.54m x 1.32m)

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, panelled bath with shower over, stainless steel heated towel rail, obscured glazed window to the side elevation, fully tiled walls and flooring.

**First Floor****Landing**

With stair rising from the entrance hallway, window to the side elevation, access to loft space and doors to:

**Bedroom 1**

14'2 x 10'7 (4.32m x 3.23m)

With window to the front elevation, attractive feature fireplace, access to eaves storage and radiator.

**Bedroom 2**

10'10 x 9'7 (3.30m x 2.92m)

With window to the rear elevation, attractive feature fireplace and radiator.

**Bedroom 3**

8'9 x 7'5 (2.67m x 2.26m)

With window to the rear elevation and radiator.

**Outside****Gardens**

To the front is a part gravelled/part lawned area of garden providing off road parking for a number of cars with established beech hedging to the front and side boundaries. Gated side access leads to:

The good sized rear garden enjoying a south westerly aspect and offers a large paved patio abutting the rear of the property offering a private space for outside dining/entertaining, this leads to a level area of lawn bordered with a range of beds planted with a mixture of trees, mature shrubs and seasonal flowers. There is also a good sized timber garden store.

**Agent Note**

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested. Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, surveys, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.

Council Tax Band: C

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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	82

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

