

**RUSH
WITT &
WILSON**



**16 The Lindens St. Benets Way, Tenterden, TN30 6QT
Offers In The Region Of £390,000**

Rush Witt & Wilson are pleased to offer this most attractive end of terrace home located in a tucked away mews development only a short distance from Tenterden High Street. The spacious and well-presented accommodation is arranged over two floors and comprises of an entrance hallway, cloakroom, living room with direct access to the garden and kitchen/dining room on the ground floor. On the first floor are three bedrooms, the main with an en-suite shower room and the family bathroom. Outside the property benefits from an enclosed rear garden and allocated parking space. For further information and to arrange a viewing please call our Tenterden office on 01580762927.

Entrance Hallway

With entrance door to the front elevation, stairs rising to the first floor with fitted storage cupboard beneath, radiator, glazed door through to the living room and further doors to:

Cloakroom

Fitted with a white suite comprising low level W.C, wall mounted wash-hand basin with tiled splash-back, radiator and obscured glazed window to the front elevation.

Kitchen/Dining Room

15'5 x 8'3 (4.70m x 2.51m)

Fitted with a range of modern style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with tiled splash-back and inset 1.5 bowl stainless steel sink/drain unit, inset 4 burner gas hob with stainless steel extractor canopy above and integrated double oven beneath, integrated fridge/freezer, integrated washing-machine, part tiled flooring, radiator, window to the front elevation part wood effect laminate flooring and space for table and chairs.

Living Room

15'9 x 11'4 (4.80m x 3.45m)

Being double aspect with windows to the side and rear elevations, two radiators, electric fire and double glazed doors allowing through to the garden.

First Floor**Landing**

With stairs rising from the entrance hallway, fitted airing cupboard housing pressurised hot water tank, storage cupboard housing wall mounted Worcester gas fire boiler, window to the side elevation and doors leading to:

Bedroom 1

12'7 x 8'8 (3.84m x 2.64m)

With window to the rear elevation, fitted wardrobe, radiator and door to:

En-Suite Shower Room

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin with tiled splashback, large shower cubicle with sliding door and wall mounted heated towel rail.

Bedroom 2

9'1 x 8'8 (2.77m x 2.64m)

With window to the front elevation, access to a half boarded loft space and radiator.

Bedroom 3

9'0 x 6'8 (2.74m x 2.03m)

With window to the rear elevation and radiator.

Family Bathroom

Fitted with a white suite comprising vanity unit with low level W.C with concealed cistern, inset wash-hand basin and range of fitted cupboards, panelled bath with shower above, part tiled walls and obscured glazed window to the front elevation.

Outside**Garden/Allocated Parking Space**

The enclosed rear garden offers a paved patio abutting the rear of the property being accessed from the living room offering a perfect space for outside dining/entertaining, this leads to a level area of lawn bordered with a selection of beds planted with a range of established shrubs, roses and seasonal flowers. There is also a small water feature, timber garden store with power connected and gated side access with a pathway leading to the allocated parking space located at the rear of the property.

Agent Note

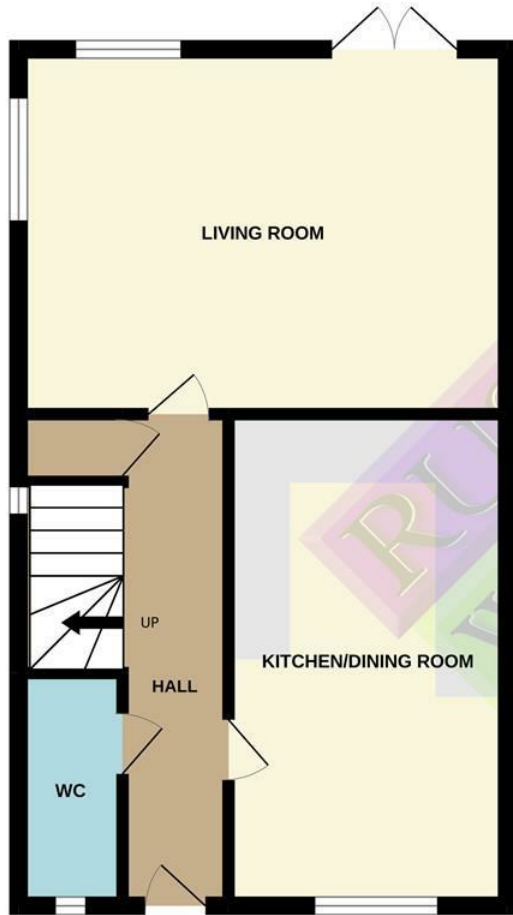
Please note there is a yearly service charge of £596.73 p/a towards the upkeep on the communal areas and also this covers external decoration of the property every 5 years.

Council Tax Band: D

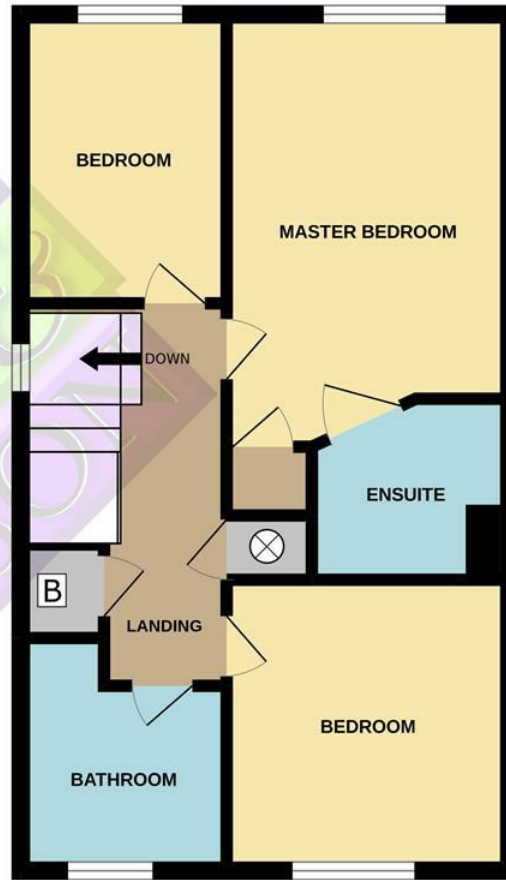
These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, 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.

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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs			91	Very environmentally friendly - lower CO ₂ emissions			
(92-100) A	(81-91) B			(82-91) A	(61-91) B		
(82-91) B	(69-80) C			(69-80) C	(55-68) D		
(69-80) C	(55-68) D			(55-68) D	(39-54) E		
(55-68) D	(39-54) E			(39-54) E	(21-38) F		
(39-54) E	(21-38) F			(21-38) F	(1-20) G		
(21-38) F	(1-20) G			(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

