

**RUSH  
WITT &  
WILSON**



**17 Eastwell Meadows, Tenterden, Kent TN30 6QR  
Offers In The Region Of £349,950**

Rush Witt & Wilson are pleased to offer this attached retirement bungalow enjoying impressive rural views to the rear 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, conservatory, two bedrooms and shower room.

Outside the bungalow offers an enclosed fully paved rear garden which backs through to and enjoys impressive views over adjoining fields at the rear 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**

With part decorative glazed entrance door to the front elevation, fitted coat cupboard, radiator and doors to:

#### **Kitchen**

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

Fitted with a range of grey shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset sink/drainage unit and tiled splash-back, inset two burner gas hob, upright unit housing integrated oven and microwave, integrated fridge/freezer, space and plumbing for washing machine, cupboard housing wall mounted gas fired boiler, radiator and window to the front elevation.

#### **Bedroom 1**

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

With window to the rear elevation, range of fitted wardrobes, access to loft space and radiator.

#### **Shower Room**

Fitted with a modern white suite comprising low level W.C, pedestal wash-hand basin, large walk-in shower cubicle with fitted glass screen, stainless steel heated towel rail, wall mounted 'white gloss' fitted storage cupboard, obscured glazed window to the side elevation, recessed ceiling spotlights, fully tiled walls and flooring.

#### **Bedroom 2**

9'5 x 8'5 (2.87m x 2.57m)

With window to the side elevation and radiator.

#### **Living/Dining Room**

13'8 x 12'2 (4.17m x 3.71m)

With window to the rear elevation, ornamental feature fireplace with gas fire, radiator and glazed patio doors leading through to:

#### **Conservatory**

15'2 x 7'6 (4.62m x 2.29m)

Being fully double glazed with a range of windows enjoying stunning rural views to the rear, glazed patio doors allowing access through to the garden, wood effect laminate flooring and radiator.

#### **Outside**

#### **Garden/Allocated Parking Space**

To the front is a brick paved parking area where the property benefits from an allocated parking space being bordered with lawned communal gardens and well stocked flower beds. A pedestrian pathway leads through directly to the High Street,

The enclosed and private rear garden is fully paved with low level hedging to the rear boundary which backs through to and enjoys impressive views over adjoining fields at the rear, there is gated side access and a timber garden store.

#### **Agent Note**

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 £60 per month (since 2017), but will increase to £70 per month from the 1st of January 2025. This service charge covers such items as Estate management, general maintenance, garden maintenance, street lighting, insurance, window cleaning, road and paving repairs.

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



TOTAL DWELLING AREA 51M SQ OR 548FT SQ

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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-60) <b>D</b>                            |                         |           |
| (48-54) <b>E</b>                            |                         |           |
| (35-47) <b>F</b>                            |                         |           |
| (1-34) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-60) <b>D</b>                                                |                         |           |
| (48-54) <b>E</b>                                                |                         |           |
| (35-47) <b>F</b>                                                |                         |           |
| (1-34) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



