

**RUSH
WITT &
WILSON**



**2 Coombe Lane, Tenterden, Kent TN30 6HD
Guide Price £369,950**

Rush Witt & Wilson are pleased to offer this most charming (un-listed) semi-detached cottage occupying an highly sought after lane setting tucked off Tenterden High Street. Having been improved and extended by the current owners the well-presented accommodation is arranged over three floors and comprises of an living room with feature fireplace, dining room, kitchen and shower room on the ground floor. On the first floor are two bedrooms and the family bathroom with bedroom three located on the second floor. Outside the property offers a delightful decked terrace to the front and small courtyard to the rear. Expected to appeal to a variety of buyers, being considered equally suitable as a main residence, second home or for an investment/holiday let purchase. The vendor's sole agents would advise early inspection to fully appreciate the merits of this unique home. For further information and to arrange a viewing please call our Tenterden office.

Entrance Hallway

With part glazed entrance door to the front elevation, stairs rising to the first floor, radiator and connecting door to:

Living Room

11'11 x 11'9 (3.63m x 3.58m)

With sash window to the front elevation, feature fireplace, exposed floor boards, radiator and door way to:

Dining Room

14'1 max x 9'7 (4.29m max x 2.92m)

With sash window to the rear elevation, exposed brick feature fireplace with low level fitted cupboards to both sides with display shelving above, wooden flooring, radiator, space and free-standing fridge/freezer, doorway connecting to the kitchen and door to:

Shower Room

White suite comprising of low level W.C, pedestal wash-hand basin, shower cubicle with folding door, heated

towel rail, small fitted cupboard, tiled flooring and walls, recessed ceiling spot lights and window to the side elevation.

Kitchen

10'7 x 7'1 (3.23m x 2.16m)

Fitted with a range of 'white gloss' cupboard and drawer base units with matching wall mounted cupboards, complementing woodblock work surface with slate tiled splash-backs and inset ceramic sink/drain unit, inset five burner gas hob with integrated oven beneath, stainless steel back plate and stainless steel extractor canopy above, space and point for dishwasher, space and plumbing for washing machine, wall mounted gas fired boiler, recessed ceiling spot lights, window to the side elevation and door allowing access to the rear courtyard.

First Floor

Landing

With stairs rising from the entrance hallway, further staircase rising to the second floor with small fitted storage cupboard beneath and connecting doors to:

Bedroom 1

12'0 x 11'10 (3.66m x 3.61m)

With sash window to the front elevation, feature fireplace, fitted wardrobe, radiator and recessed area providing further hanging storage.

Bedroom 2

9'11 x 8'11 (3.02m x 2.72m)

With sash window to the rear elevation, feature fireplace, two fitted wardrobes and radiator.

Bathroom

White suite comprising of low level W.C, pedestal wash-hand basin with tiled splash-back, roll top bath with mixer tap and hand held shower attachment, heated towel rail, tiled flooring, access to eaves storage space and window to the rear elevation.

Second Floor

Bedroom 3

16'0 max x 13'10 max (4.88m max x 4.22m max)

With stairs rising from the landing, window to the side elevation, access to eaves storage, access to loft space, Velux style window to the rear elevation and radiator.

Outside

Garden

Occupying an elevated position on Coombe Lane and being initially approached via shared steps to the front which lead to gated access opening to delightful decked terrace benefiting from an south/west aspect and offering the perfect space and outside dining and entertaining and being enclosed with well maintained hedging to the front and side boundaries. To the rear is a small paved courtyard allowing rear access to the cottage and where the current owners park one car, we understand this driveway/bloc of garages to the rear are owned by the council and are may be available to rent (For further information and prices please contact Ashford Borough Council on 01233 331111 / www.ashford.gov.uk.)

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 also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these sale particulars have been tested



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		50	53
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		45	47
	EU Directive 2002/91/EC		

