RUSH WITT & WILSON

19 The Lindens St. Benets Way, Tenterden, Kent TN30 6QT
Offers In Excess Of £350,000 Freehold

Rush Witt & Wilson are pleased to offer this attractive end of terrace home located in a tucked away mews development only a short distance from Tenterden High Street.

The 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 two allocated parking spaces.

Offered to the market CHAIN FREE. For further information and to arrange a viewing please call our Tenterden office on 01580762927.

Entrance Hallway
Part obscured glazed entrance door to the front elevation, stairs rising to first floor with fitted storage cupboard beneath, radiator, doors to:

Cloakroom
Fitted with a white suite comprising low level wc, wall mounted wash hand basin with tiled splashback, tile effect flooring, radiator, obscure glazed window to the front elevation.

Kitchen/Dining Room
15'4 x 8'2 (4.67m x 2.49m)
Fitted with a range of cupboard and drawer base units with matching wall mounted cupboards, complimenting granite effect work surface with tiled splashback, inset one and a half bowl stainless steel sink/drainer unit, inset four burner gas hob with integrated double oven beneath and stainless steel extractor canopy above, integrated fridge/freezer, integrated washing machine, part tiled walls, part wood effect flooring, radiator, space for table and chairs, window to the front elevation.

Living Room
11'4 x 15'7 (3.45m x 4.75m)
Window to the rear elevation, two radiators, glazed double doors allowing access through to the garden.

First Floor

Landing
Stairs rising from the entrance hallway, access to loft space, fitted airing cupboard housing pressurised hot water tank, fitted cupboard housing wall mounted gas fired boiler, doors leading to:

Bedroom One
12'6 max x 8'6 max (3.81m max x 2.59m max)
Window to the rear elevation, radiator, two fitted wardrobes, door leading to:

En-Suite Shower Room
Fitted with a white suite comprising low level wc, pedestal wash hand basin with tiled splashback, large shower cubicle with sliding door, heated towel rail.

Bedroom Two
9'10 x 8'6 (3.00m x 2.59m)
Window to the front elevation, radiator.

Bedroom Three
9'10 x 6'7 (3.00m x 2.01m)
Window to the rear elevation, radiator.

Family Bathroom
Fitted with a white suite comprising fitted vanity unit with low level wc, inset wash hand basin, range of fitted storage, panelled bath with mixer tap and hand held shower attachment, part tiled walls, radiator, obscure glazed window to the front elevation.

Outside

Front of Property
The property benefits from two allocated parking spaces.

Rear Garden
An area of enclosed garden being predominately laid to lawn with a small paved patio area accessed off of the living room offering space for outside dining and entertaining, gated side access.

Agents Note
Please note there is a yearly service charge of circa £980.50 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.

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection. If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.

1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.

TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.

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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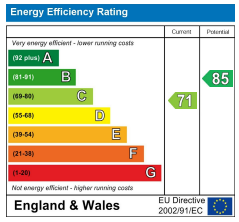

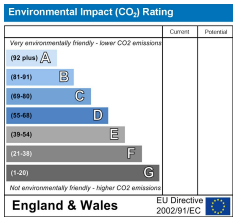

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The Property Ombudsman
Relocation agent network