



ESTATE AGENTS

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Offers In Excess Of £375,000

Situated in this peaceful cul-de-sac set within the desirable village of Broad Oak is this BEAUTIFULLY PRESENTED and well-proportioned TWO BEDROOM SEMI-DETACHED BUNGALOW with OFF ROAD PARKING and GARAGE, offering comfortable living in this sought-after location.

The property benefits from gas central heating and double glazing, with accommodation comprising a spacious 17ft lounge, GENEROUS KITCHEN-DINER, a MODERN SHOWER ROOM and TWO GOOD SIZED BEDROOMS. Externally the property continues to impress with a SIZEABLE FRONT GARDEN and OFF ROAD PARKING for multiple vehicles leading to a GARAGE, whilst to the rear you will find well-proportioned LEVEL GARDENS, perfect for relaxing and entertaining.

Broad Oak Village offers charming local shops, bakeries and convenient road links to the surrounding countryside, making it an ideal setting for those seeking a quiet lifestyle without isolation.

Early viewing is considered highly recommended to fully appreciate everything that this delightful bungalow has to offer.

CANOPIED ENTRANCE PORCH

With light, double glazed front door to;

ENTRANCE HALL

Radiator, trap hatch to loft space, storage cupboard.

KITCHEN-DINER

10'4 x 9'11 (3.15m x 3.02m)

Fitted with a range of eye and base level units, inset one & ½ bowl ceramic sink with mixer tap over, range style cooker with extractor above, space and plumbing for washing machine, space for fridge freezer, integrated dishwasher, part tiled walls, tiled flooring, radiator, double glazed window to front aspect

LOUNGE

17'10 x 12' max narrowing to 10'5 (5.44m x 3.66m max narrowing to 3.18m)

Double glazed sliding patio doors opening to rear garden, two radiators, part glazed return doorway to hallway.

BEDROOM ONE

12' x 11'11 (3.66m x 3.63m)

Measurement is onto face of fitted wardrobes, double glazed windows to rear aspect, radiator, return door to hallway.

BEDROOM TWO

9'11 max x 9'10 (3.02m max x 3.00m)

Double glazed window to front aspect, fitted wardrobes, radiator, return door to hallway.

SHOWER ROOM

Tiled walls, tiled shower cubicle, wash hand basin set into vanity unit beneath with stainless steel mixer tap over, low level wc, heated towel rail/ radiator, tiled floor, return door to hallway.

FRONT GARDEN

Laid to lawn with shrubs and driveway providing off road parking for multiple vehicles leading to;

GARAGE

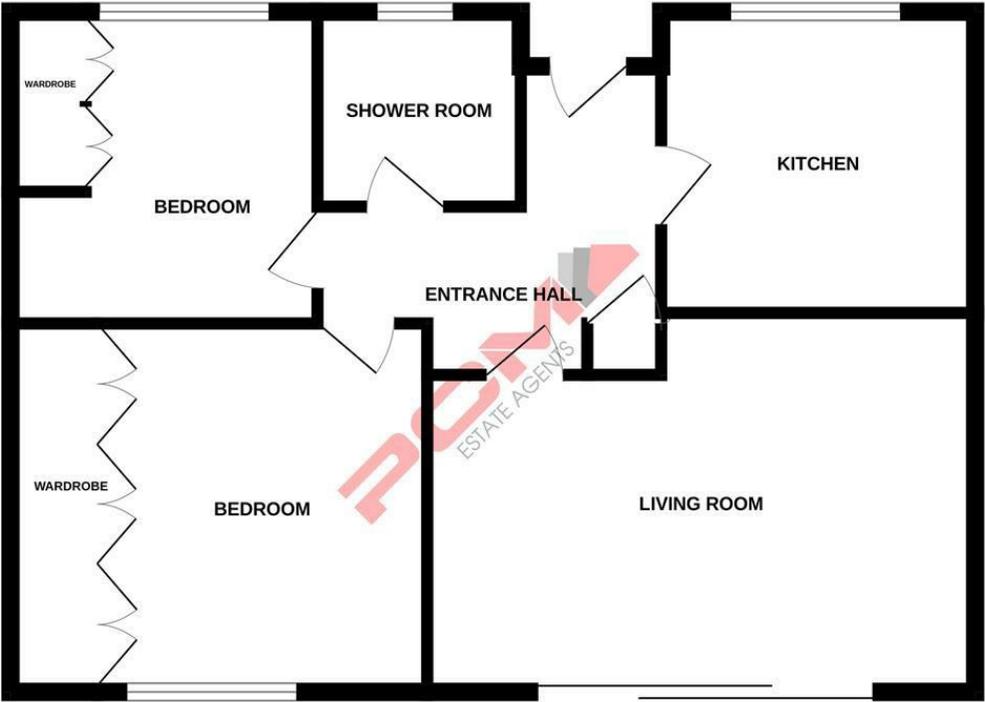
Up and over door, light and power, personal door to side.

REAR GARDEN

Mainly laid to lawn with a good sized area of decking, providing ample space for dining and entertaining, shrubs and access via a side gate to the front of the property, personal door into the rear of the garage.



GROUND 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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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

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		

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	EU Directive 2002/91/EC		