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ST. MICHAELS, TENTERDEN

13 The Pavement, St. Michaels, Tenterden,TN30 6DP

ASKING PRICE - £400,000

2 1 2

NO ONWARD CHAIN. ASKING PRICE - £400,000. Well-presented two-bedroom detached bungalow with two reception rooms, private rear garden and off-road parking, located within walking distance of St. Michaels village amenities, local schools and the nearby Tenterden High Street.

Built in 2015, the bright and welcoming accommodation offers an entrance hall with attractive wooden flooring that continues throughout the property, storage cupboard and doorway leading to a double aspect sitting room with bay window to the front, open onto a dining room with French doors out to the rear garden.

The dining room is open onto a modern galley style kitchen fitted with a range of shaker style wall and base units, integrated double oven, gas hob with extractor above, dishwasher and fridge freezer with doorway leading back to the hall and on to two double bedrooms, one with French doors out to the rear garden, the second with bay window to the front, and a generous family bathroom with suite comprising of a large walk-in shower cubicle, bath, basin with vanity storage beneath, WC and heated towel radiator.

Externally the rear garden is manly laid to lawn with dual patio areas and two timber sheds. To the front, the driveway provides off-road parking for two vehicles, with space to the side providing further residents parking on a first come first served basis.

"If an offer is accepted on a property marketed by Hunters Estate Agents, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations. We use a specialist third-party company to carry out these checks. The fee is £60 (including VAT) per person or £120 (including VAT) if purchasing under a company name, payable once the offer is agreed and before the sales memorandum is issued. Please note that this charge is non-refundable."

The property within easy reach of both St. Michaels village amenities and Tenterden High Street. The town offers comprehensive shopping including Waitress and Tesco supermarkets and many pubs and restaurants. The property is ideally located for a range of schools including St Michaels Primary School, Tenterden Infants and Junior schools and Homewood Secondary school. The property is within easy access of two popular golf courses, Tenterden Golf Course, and London Beach Golf Club with saltwater spa. Mainline train services to London can be accessed from Headcorn (about 8 miles), or Ashford International (about 12 miles) where the high-speed service departs to London St Pancras (a journey of approx. 37 minutes). The property is also within a 30-minute drive to the coast and 30 minutes' drive to Eurotunnel.

Tenure – Freehold
Council Tax Band – D
EPC Rating - C
Services – Mains Water, Sewerage, Gas and Electricity
Heating – Gas Central Heating
Broadband – Average Broadband Speed 8mb - 1000mb
Mobile Phone Coverage – Good
Flood Risk – Very Low





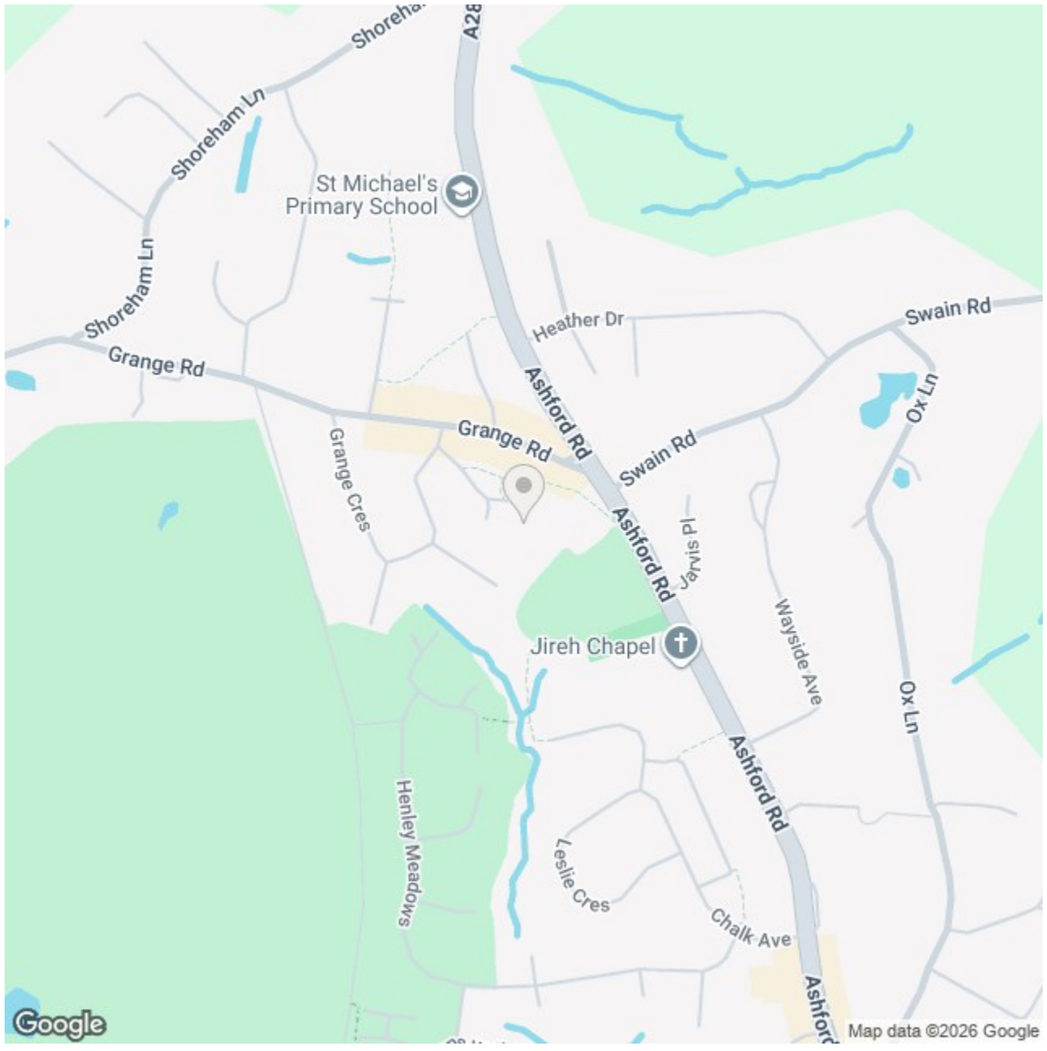








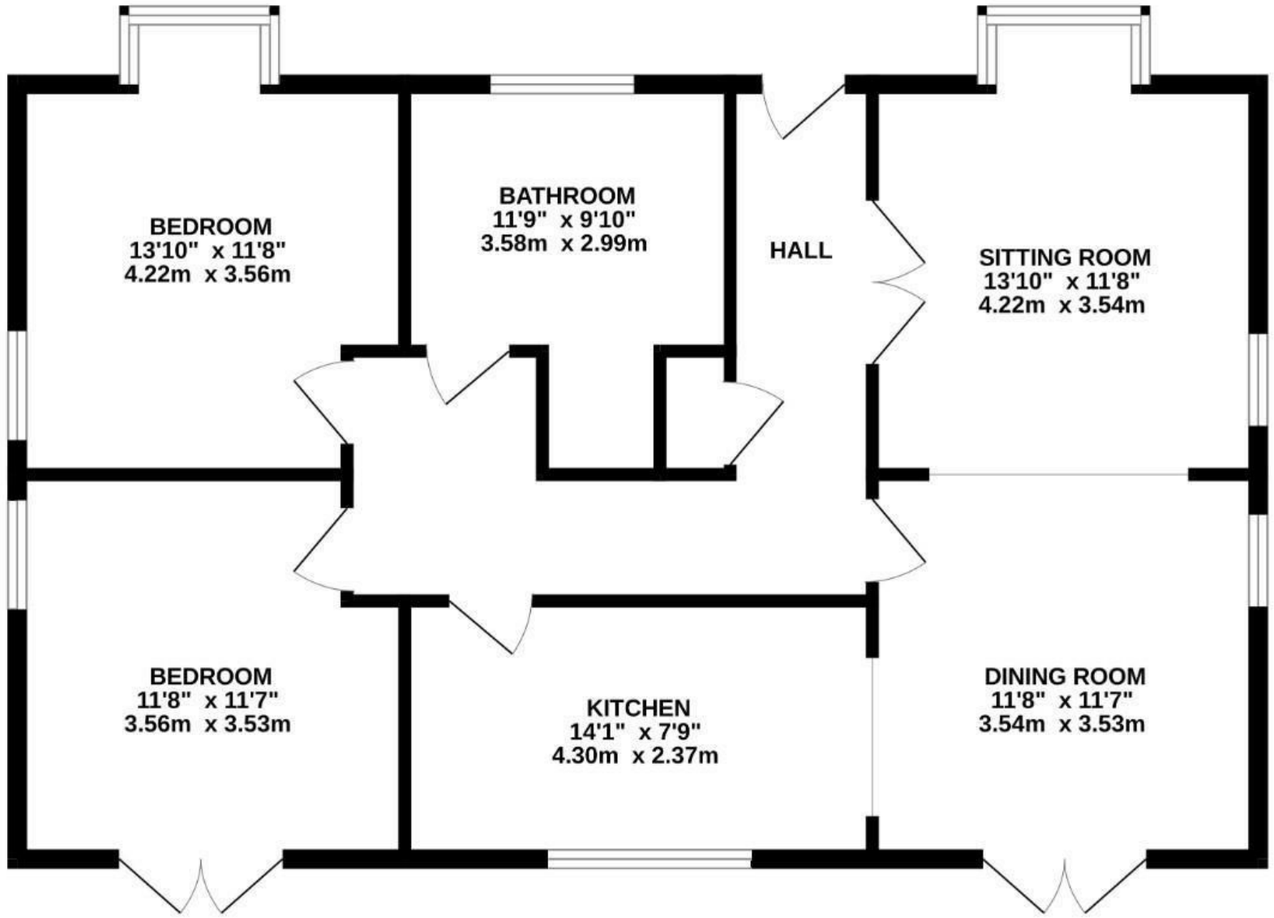



Shoreham Ln
Shoreham Ln
St Michael's Primary School
Heather Dr
Swain Rd
Grange Rd
Grange Rd
Swain Rd
Ox Ln
Grange Cres
Ashford Rd
Ashford Rd
Jireh Chapel
Wayside Ave
Ox Ln
Henley Meadows
Leslie Cres
Chalk Ave
Ashford Rd
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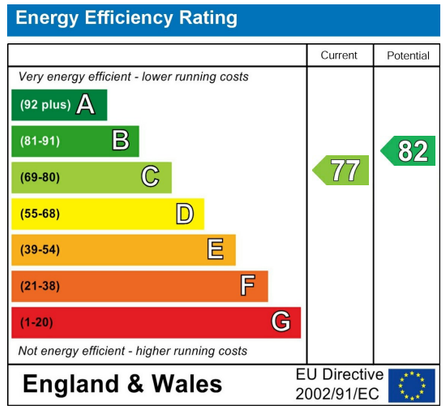


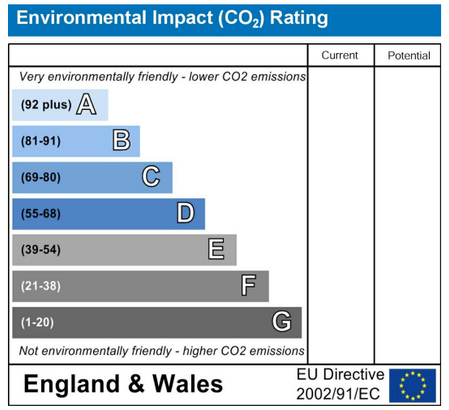
TOTAL FLOOR AREA : 892 sq.ft. (82.9 sq.m.) approx.

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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Tenure: Freehold
Council Tax Band: D

- TWO-BEDROOM DETACHED BUNGALOW
- NO ONWARD CHAIN
- OPEN PLAN LIVING ACCOMMODATION
- PRIVATE REAR GARDEN
- OFF ROAD PARKING
- POPULAR VILLAGE LOCATION
- CLOSE TO AMENITIES AND LOCAL SCHOOLS
- EPC RATING C





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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