



Carpenters, 7 Watts Yard
Sandwich, CT13 9BP
£336,000

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Carpenters

7 Watts Yard, Sandwich

An attractive Victorian conversion enjoying a peaceful town centre position complete with parking, garage, and no onward chain.

Situation

Watts Yard is a hidden gem in the heart of historic Sandwich, ideally situated close to the Guildhall yet tucked away from the tourist footfall and passing traffic. The Medieval Cinque Port offers an excellent range of amenities, inc. a supermarket, independent shops, bank, post office, chemist, doctors' and dentists', restaurants, public houses, well-regarded schools and a variety of leisure facilities. The renowned Princes Golf Club and Royal St George's Golf Club are both within easy reach at Sandwich Bay. For commuters, Sandwich has connecting rail services to London St Pancras and Charing Cross, while the nearby Thanet Parkway Station provides a fast and convenient service to London in approximately 60 minutes. The area also benefits from excellent road connections, with the A299 Thanet Way providing access to the M2 motorway. For international travel, the Port of Dover is approximately 13 miles away, with the Channel Tunnel terminal at Cheriton around 22 miles distant.

The Property

Tucked away and enjoying a peaceful position in the very heart of Sandwich is Watts Yard, a cluster of former Victorian industrial buildings and workshops converted into characterful town centre dwellings in the late 1980s. Carpenters with its handsome Victorian facade sits centrally within this attractive development and enjoys a convenient off road parking space and a private enclosed south-west facing courtyard garden. Internally the ground floor comprises; a contemporary kitchen with sleek gloss units and integrated appliances, a useful ground floor cloakroom/WC and a spacious sitting/dining room having direct access to the garden. To the first and second floors are three bedrooms, two doubles and a single, serviced by a stylish bathroom to the first floor and an ensuite

shower room to bedroom three. This beautifully presented town centre home is gas centrally heated and being sold with no onward chain.

Outside

Watts Yard is approached from the Cattle Market, where No. 7 benefits from a single en-bloc garage measuring 18' 0" x 7' 0" (5.48m x 2.13m), together with off-road parking. To the rear, accessed from the sitting/dining room and via a timber side gate, is an enclosed rear courtyard measuring 18' 6" x 16' 2" (5.63m x 4.92m), narrowing to approximately 10' 0" (3.05m). The courtyard is predominantly paved and enjoys a south-westerly aspect, together with a pergola and a variety of established plants and climbers.

Services

All mains' services are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: D

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

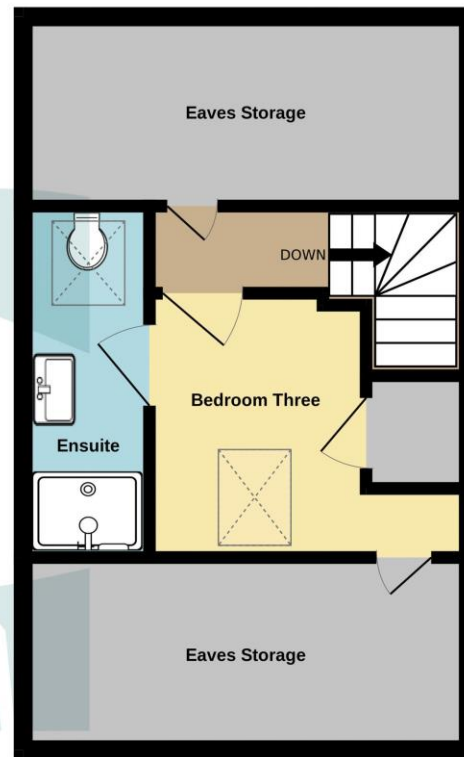
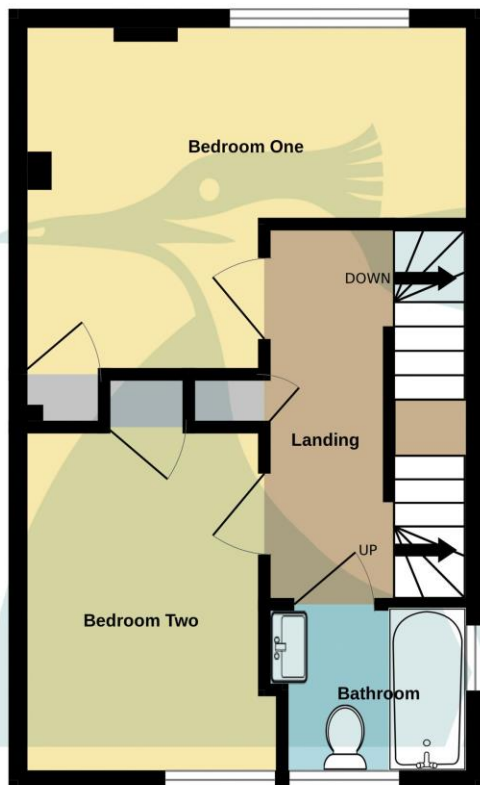
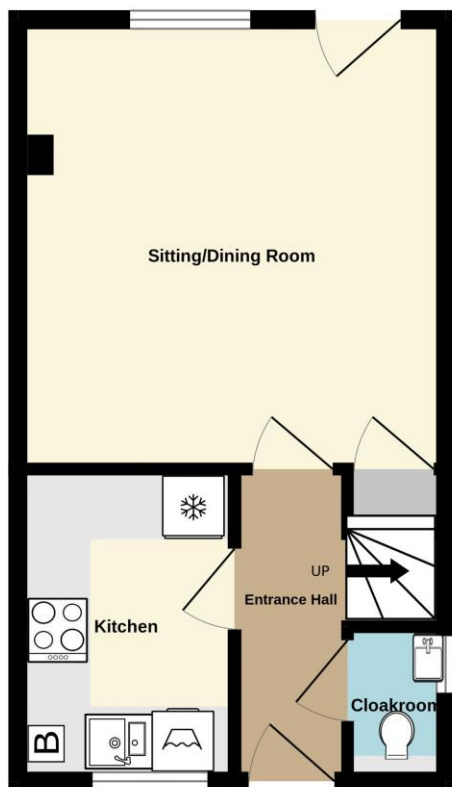


To view this property call Colebrook Sturrock on **01304 612197**

Ground floor
312 sq.ft. (29.0 sq.m.) approx.

First floor
333 sq.ft. (30.9 sq.m.) approx.

Second floor
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 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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Kitchen

9' 8" x 6' 9" (2.94m x 2.06m)

Sitting/dining room

13' 10" x 13' 10" (4.21m x 4.21m)

Cloakroom

4' 9" x 3' 1" (1.45m x 0.94m)

First Floor

Bedroom One

14' 3" x 11' 0" (4.34m x 3.35m) narrowing to 6' 4" (1.93m)

Bedroom Two

10' 11" x 7' 6" (3.32m x 2.28m)

Bathroom

5' 11" plus recess x 5' 5" (1.80m x 1.65m)

Second Floor

Bedroom Three

8' 2" x 4' 9" (2.49m x 1.45m) plus recess

Ensuite Shower Room

10' 6" x 3' 11" (3.20m x 1.19m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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