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RURAL BETHERSDEN

Great Place CottageBethersden, Ashford, TN26 3BE

Guide Price £280,000 - £300,000

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GUIDE PRICE £280,000 - £300,000. NO ONWARD CHAIN. Attached two-bedroom character cottage formerly a popular holiday retreat, enjoying a rural position, located on the outskirts of the popular village of Bethersden.

The accommodation offers a kitchen/breakfast room fitted with a range of wall and base units with doorway leading to the sitting/dining room. The ground floor also offers a bathroom with suite comprising of a bath, walk-in shower cubicle, twin basins and a separate WC.
The first floor offers a double bedroom, a twin bedroom, WC with hand basin and storage cupboards.

"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."

Tenure - Freehold
Services – Mains Water, Sewerage and Electricity with Electric Heating
Broadband – Average Broadband Speed 18mb
Mobile Phone Coverage – Okay – Good
Flood Risk – Very Low

Agents note – The sellers advises that there are agreements in place for shared cost to water with Brissenden Manor and a shared responsibility for the repair and maintenance of the driveway and access.





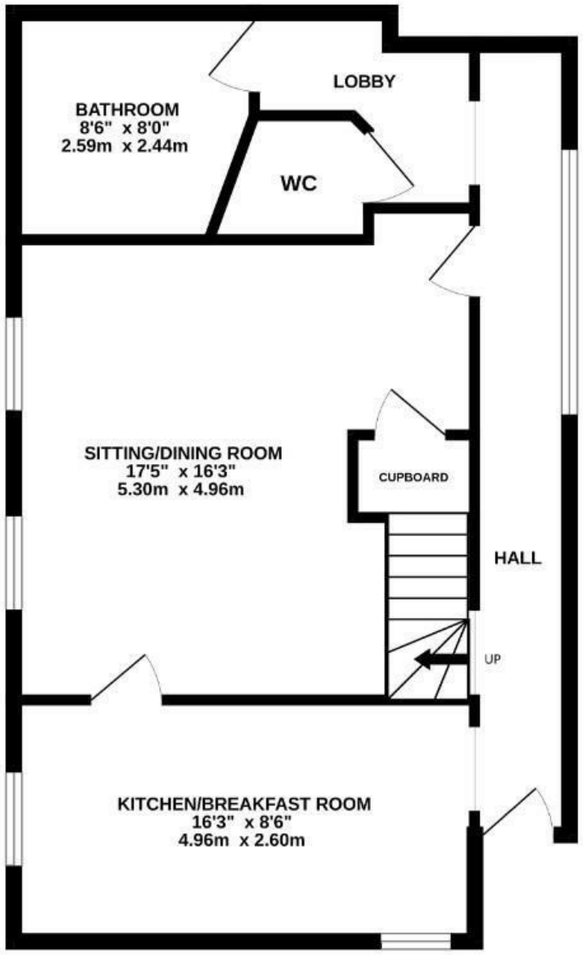




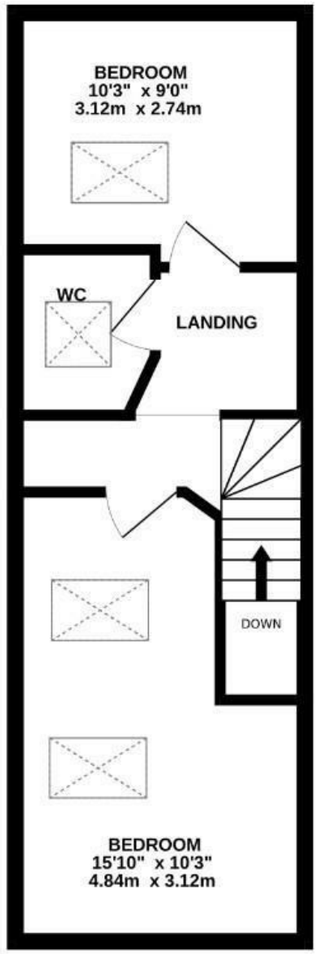




GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.

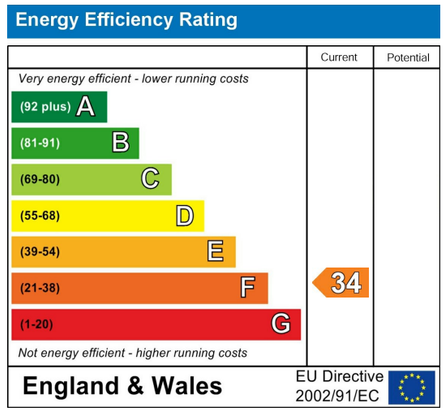


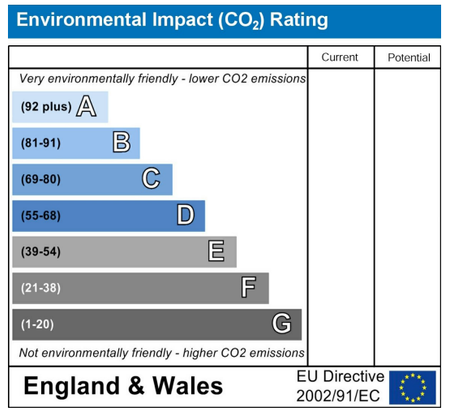
TOTAL FLOOR AREA : 960 sq.ft. (89.2 sq.m.) approx.

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: C

- CHARACTER COTTAGE
- TWO BEDROOMS
- EXCELLENT INVESTMENT OPPORTUNITY
- FORMER HOLIDAY COTTAGE
- RURAL LOCATION
- SHORT DRIVE TO AMENITIES
- COUNCIL TAX BAND C
- EPC RATING TBC
- NO ONWARD CHAIN





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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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