



EAST VIEW
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VALE &
MARSH

**30 Beacon Oak Road
Kent, TN30 6RY**

30 Beacon Oak Road, Kent, TN30 6RY

Offers Over £350,000

CHAIN FREE A beautifully appointed Victorian town house in a most desirable location benefitting from sitting room, kitchen/diner, 2 bedrooms and bathroom to first floor and 2 large multi-purpose attic rooms (study / sleeping accommodation) to the second floor. There is a private rear garden.

Description

The property is spacious and bright and there is a delightful rear terrace and garden ideal for entertaining.

The accommodation includes; living / dining room with wooden flooring and feature fire place, well equipped kitchen / breakfast room. On the 1st floor; 2 large double bedrooms and a family bathroom. On the 2nd floor, the 2 multi-purpose attic rooms.

The exterior includes a small garden to the front and an enclosed terrace / garden to the rear.

EPC: D

Council: Ashford Borough Council: D

Services: Mains Electricity, Mains Gas, Mains Water and Drainage

FREEHOLD - FOR SALE via informal tender inviting offers in excess of £350,000

Location

30 Beacon Oak Road is located in a desirable street only a short walk from Tenterden town centre. The town has an excellent range of shops, including a Waitrose supermarket and there are many restaurants and public houses. The local schools both private and state are excellent. Train services to London can be accessed from Headcorn to the north of the town 15

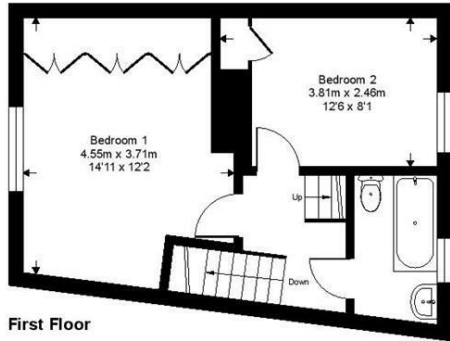
mins away and the direct train journey time from Headcorn to central London is only 55 mins or 40 minutes from Ashford which is only 30 minutes to the east. The M20 can be accessed at either Leeds Castle or Ashford.



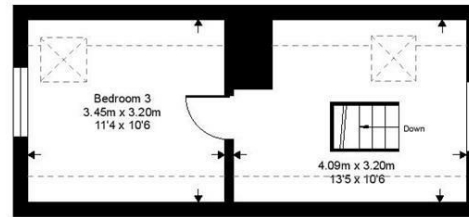


Beacon Oak Road, TN30

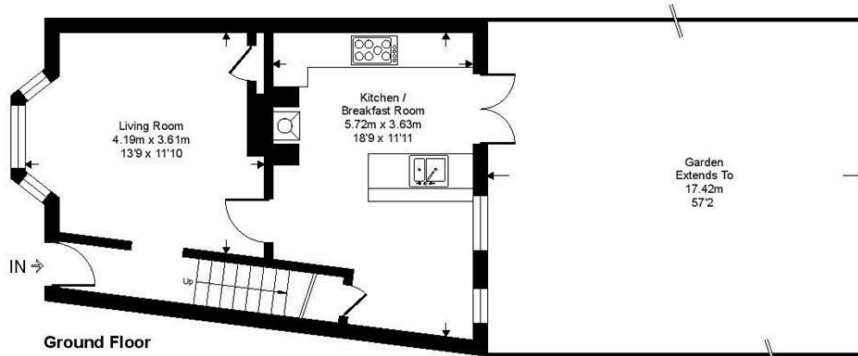
Approximate Gross Internal Area = 90 sq m / 970 sq ft
(excludes restricted head height)



First Floor



Second Floor



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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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	
		58	79

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	
		37	74

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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