

## Taylor's Lane, St. Marys Bay

- TWO BEDROOMS DETACHED BUNGALOW
- BATHROOM/WC
- GAS FIRED CENTRAL HEATING & DOUBLE GLAZED
- ENCLOSED REAR GARDENS
- LOUNGE/DINING ROOM
- RECENTLY INSTALLED KITCHEN
- DRIVEWAY AND GARAGE

**Guide Price £300,000 - £325,000**

**Tenure: Freehold**

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# Taylor's Lane, St. Marys Bay

GUIDE PRICE OF £300,000 - £325,000. A well presented two bedroom detached bungalow that is located in a cul de sac in St. Marys Bay. The property comprises of an entrance hall with doors off to a open plan kitchen, reception room, two double bedrooms and bathroom/wc.

The recently installed kitchen offers a range of wall and base units with spaces for appliances and offers a light and airy open plan entertaining living space.

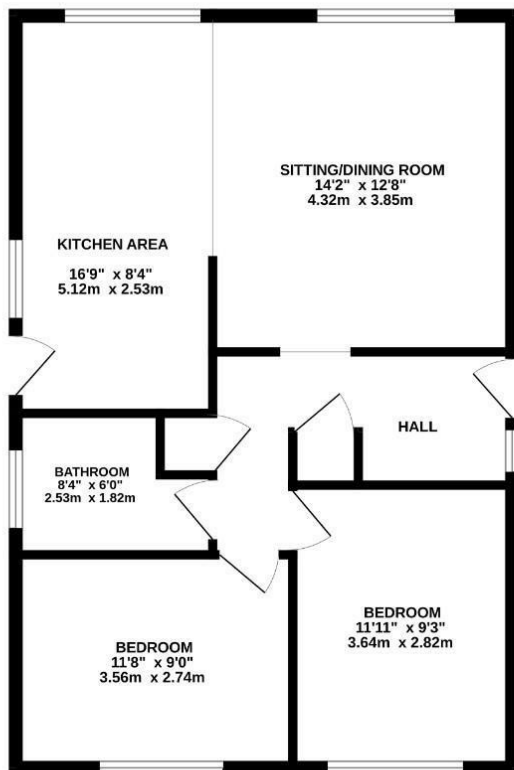
The enclosed rear gardens are mainly laid to lawn with flower and shrub borders, patio and gravelled areas. The garage has light and power with parking to the front for two to three vehicles. The property has gas fired central heating with a Worcester gas fired boiler for central heating and domestic hot water supply and located in the kitchen.

Taylor's Lane is located off of A259 which is between St Mary's Bay and Dymchurch which has a variety of local shops and cafes and a local Tesco store. Close by you can visit the famous Romney Hythe and Dymchurch Steam railway. Situated between the towns of Hythe and New Romney, with good access to Ashford and Folkestone both of which are served by the High Speed link to St. Pancras (approximately 39 minutes from Ashford, 59 from Folkestone). An approximately fifteen minute drive to the pretty, historic Cinque Ports town of Hythe.

Services - Mains water, gas, electricity and sewerage  
Heating - Gas central heating  
Broadband - Average Broadband Speed 4mb to 33mb  
Mobile Phone coverage - Okay - Good  
Flood Risk - Very Low



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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**Viewing**

Please contact our Hunters Hythe Office on 01303 261557 if you wish to arrange a viewing appointment for this property or require further information.

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Council Tax: C

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>87</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	<b>71</b>		(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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

