



Property Details

the voice of experience



£350,000

Yamaga The Avenue, Temple Ewell, Dover CT16 3AW



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.
Made with Metropix ©2025

Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract. (2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness. (3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property. (4) These details do not form part of any contract to purchase or lease the property.

- **FANTASTIC POTENTIAL WITH THIS DETACHED HOUSE**
- **LOVELY SETTING AND GREAT VIEWS**
- **CHAIN FREE**
- **FOUR BEDROOMS**
- **VILLAGE LOCATION**
- **ENERGY RATING - C (69)**



www.tersons.com
29 Castle Street, Dover, Kent, CT16 IPT



To arrange a viewing please call **01304 246111**



THIS DETACHED FAMILY HOME OFFERS YOU GREAT VIEWS AND A FABULOUS LOCATION IN THIS POPULAR VILLAGE. This house has huge potential and is spread over two floors. On the ground floor, is a lounge/diner, kitchen, shower room and two bedrooms. On the first floor are two further bedrooms. Further benefits include double glazing and gas central heating.

An early viewing is highly recommended on this chain free property.

This property, set on a private road, is situated in the popular village of Temple Ewell, which is a short drive from Dover town centre, and there are excellent access routes to the A2/M2 and the M20 via the Alkham Valley. Temple Ewell has a public house, and a well regarded primary school. There is a local convenience store in Kearsney. Close by are the public gardens at Kearsney Abbey. The main-line railway station at Kearsney is within walking distance. From Dover Priory station you can catch the fast train to London St Pancras in an hour and five minutes.

The accommodation comprises (measurements are maximum, taken into bays and extremes):-



GROUND FLOOR

Double glazed front door opening to entrance hall.

Entrance Hall

Stairs to first floor. Radiator. Cupboard with electric meter and consumer board. Doors to bedrooms, lounge and kitchen.

Lounge

21'6 x 10'6 (6.55m x 3.20m)

Large wall length double glazed windows to rear with hill views & double glazed window to side. Radiator. Open to dining room.

Dining Room

9'9 x 8'6 (2.97m x 2.59m)

Double glazed window to front and double glazed patio doors opening to side and garden access. Radiator. Door to kitchen.

Kitchen

9'4 x 8'2 (2.84m x 2.49m)

Fitted with a range of worktop base and wall units. Integrated oven and hob. Space for washing machine and fridge/freezer. Two built in cupboards. Radiator. Double glazed window to front.

Bedroom 3

10'9 x 10'6 (3.28m x 3.20m)

Double glazed windows to side and rear with hill views. Radiator.



Bedroom 4/Study

9'8 x 6'3 (2.95m x 1.91m)

Double glazed window to side. Radiator. Built in cupboard.

Shower Room

6'3 x 5'3 (1.91m x 1.60m)

Large shower tray, low level WC and wash basin. Radiator. Frosted double glazed window to side.

FIRST FLOOR

Landing

Doors to bedrooms.

Bedroom 1

18'5 x 14'1 (5.61m x 4.29m)

Double glazed windows to rear with hill views. Radiator. Door to storage/loft area.

Bedroom 2

13'8 x 11'2 (4.17m x 3.40m)

Double glazed window to rear with hill views. Radiator. Door to storage/loft area with wall mounted boiler.



OUTSIDE

From the top there is a sloped pathway leading down to the front door.

Front & side and rear gardens have a range of well established plants, trees and shrubs.

Side patio area with shed. Tap to front.

The vendors have advised that the property has a soakaway cesspit.

Energy Rating - C (69)

Council Tax - Band E

Viewing
Strictly by arrangement with the agents, Tersons 01304 246111
www.tersons.com



www.tersons.com



www.tersons.com