



1 Keat Farm Close, Herne Bay, CT6 6SL



Nicely presented 2 bedroom full residential static home with a detached garage located on the outskirts of the village of Beltinge . Conveniently positioned at the entrance to the park home estate . Handy for the bus into the village and town centre . St Mary The Virgin church is a few minutes walk away with access roads to Reculver and Thanet /London .

Minimum Age limit of 50 years applies (no exceptions) , no pets restriction in force . Current site fees £240 per month which includes water and sewerage rates .Please be advised to make your own enquiries to Keat Farm Caravans for a full update on any information relevant to this site regarding current site fees and regulations etc . NOT SUITABLE FOR INVESTMENT PURPOSES . NOW AVAILABLE FOR VIEWING 2/10/23

£198,000 Leasehold



Enclosed entrance porch

double glazed ,access to Kitchen

Kitchen

10'4" max x 9'3" (3.16m max x 2.84m)

Resin one and a half bowl sink unit , range of wall cupboards ,base units , gas hob ,electric double oven, extractor unit , power points , radiator , recess for fridge freezer, recess and plumbed for washing machine , door to dining room

Dining Room

7'0" x 9'9" (2.15m x 2.98m)

cupboard housing gas boiler for central heating and hot water , radiator , power points , opening to Lounge

Lounge

10'9" x 19'4" (3.3m x 5.9m)

Feature non working fireplace , tv point , power points , radiator , door to garden ,

Inner Hall

off Dining Room , trap door to roof storage ,

Bathroom /wc

6'5" x 5'5" (1.97m x 1.66m)

coloured suite , panelled bath, mixer tap, rain shower head , low level wc suite , vanity washbasin , mirror

Bedroom

9'4" x 6'10" (2.87m x 2.1m)

radiator , power points , fitted wardrobe with drawer unit

Bedroom

9'5" x 9'8" (2.88m x 2.97m)

tv point , power points , fitted wardrobe with drawer unit , radiator ,

Detached Garage

18'6" x 9'2" (5.66m x 2.8m)

partly boarded roof storage ,personal door , electric door , gas meter , power points, lighting, (electric consumer unit on outside wall)

Garden

Nicely kept surround garden , lawned , flower beds , drive way to garage



Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

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