



**20 Foxhunter Monkton Street, Monkton, Ramsgate, CT12 4JG**



Exceptionally well kept 2 bedroom 44 ft x20ft static home approx 25 years old , located on a very popular Full Residential and Part Holiday Home Park in a rural location in the village of Monkton in Thanet . Monkton is historically a village and civil parish in the Thanet District of Kent nr Ramsgate . The spacious accommodation has double glazing and LPG Central heating . Pet friendly site. Service charge currently £235 pcm which includes all water bills .Car parking £8.10pcm .Minimum age restriction of 55 years plus applies in all cases for each person .Use of communal swimming pool .. **VIEWING IS STRONGLY RECOMMENDED.....**

**£265,000 Freehold**



### Entrance Door to side

### Entrance Hall

Store cupboard ,airing cupboard , feature niche with glass shelving and lights containing storage cupboard, BT line power points radiator. Access to roof space .

### Dining Room

9'10" x 7'2" (3.02m x 2.20m )

Radiator , power points, Bi-fold doors to Lounge ,door to

### Kitchen

9'1" max width x 10'7" (2.77m max width x 3.24m )

Modern range of base units ,wall cupboards, gas hob with electric oven with extractor unit, display cabinet, ample power points, granite effect one and a half bowl sink unit with mono tap , recess for fridge/freezer, radiator ,Archway to Utility Room .

### Utility room

6'8" x 4'10" (2.05m x 1.48m )

Glow worm gas boiler (approx 3 years old ) in cupboard serving the central heating and hot water , storage cupboard, plumbed for washing machine recess for tumble drier ,radiator ,power points .

### Lounge (off Dining Room)

18'10" x 11'6" (5.75m x 3.52m )

Double aspect room ,sliding double glazed doors to Patio ,sky tv point, vaulted ceiling, 2 radiators , ample power points .

### Bedroom with En-suite

11'5" x 9'5" (3.5m x 2.89m )

Fitted wardrobes, sky tv point .power points

### En-suite Shower/wc

7'7" max x 6'5" max (2.33m max x 1.98m max )

Shower cubicle with mains unit ,vanity wash basin low level wc suite , heated towel rail .

### Bedroom

13'0" max depth \*x 9'5" (3.97m max depth \*x 2.89m )

\* includes the door recess and fitted mirror fronted wardrobes , Sky tv point, power points ,radiator.

### Shower /Wc

Shower cubicle with mains unit , vanity washbasin, low level wc suite, extractor unit , mirror fronted cabinet .

### Surround garden

Lawned area , external lighting and power points ,hose tap, concrete and metal sheds , raised patio, gas bottles for heating and hot water.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 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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