



Cobsden Road

St. Marys Bay Romney Marsh TN29 0RG

- Well Presented
- Detached Bungalow
- Large Rear Garden & Patio
- Fitted Kitchen & Utility Room
- Two/Three Bedrooms
- Ample Off Road Parking & Garage
- Modern Bathroom
- Master Bedroom with En-Suite Shower Room

Asking Price £325,000 Freehold





Mapps Estates are delighted to bring to the market this well-presented two/three bedroom detached 1930s chalet bungalow situated within walking distance of the beach. The ground floor accommodation comprises a living room opening to a dining room, a fitted kitchen and separate utility room, a master bedroom with en suite shower room, a further bedroom/study and a spacious bathroom, while upstairs you have a further double bedroom. The property is set in a generous plot with a gated front driveway offering ample off-road parking space as well as a detached garage and a good-sized patio and garden to the rear. An early viewing comes highly recommended.

Located

in a popular private road, close to local amenities and within level walking distance of the sandy beaches of St Mary's Bay and bus stop if required. The village itself offers a small selection of local shops, post office, Chinese takeaway, together with a Public House and the Levin Club and active village hall. The Cinqu Port town of New Romney is approximately five minutes away by car and offers further shopping facilities and amenities including a Sainsbury's store and both secondary and primary schooling; further primary schooling is available in Dymchurch which also offers a small selection of shops together with a Tesco mini store. The larger Cinque Port town of Hythe is approximately fifteen minutes by car and offers a far greater selection of independent shops together with Sainsbury's, Aldi and Waitrose stores. The historic Royal Military Canal also runs through the centre of the town and Hythe enjoys an unspoilt seafront promenade. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High-speed rail services are available from both Ashford and Folkestone with travelling times of approximately forty minutes and fifty minutes respectively to London, St Pancras.

Ground Floor:

Side Entrance

With UPVC entrance door with frosted leaded double glazed panels, opening to-

Utility Room 9'6 x 5'6

With rear aspect UPVC double glazed window, wood effect worktop with space and plumbing under for washing machine and tumble dryer, tiled floor, radiator, bevelled glazed panel door to-

Kitchen 12'2 (max) x 9'11

With side aspect UPVC double glazed window, range of wood effect store cupboards and drawers, roll top work surfaces with matching upstands and tiled splashbacks over, inset one and a half bowl ceramic sink/drainer with mixer tap over, fitted freestanding gas cooker with extractor over, space for fridge/freezer, high level cupboard housing consumer unit, coved ceiling, recessed downlighters, wood effect laminate flooring, radiator, door to-

Inner Hallway

With stairs to first floor, doors to living room and bathroom, rear aspect UPVC double glazed French doors to patio and garden with fitted blinds, large double store cupboard with sliding doors housing wall-mounted Alpha gas-fired combination boiler with hanging rail and fitted shelving to side, coved ceiling, wood flooring.

Living Room 16' x 12'2

With side aspect UPVC double glazed window, feature fireplace with wooden mantel and surround, granite hearth and fitted coal effect gas fire (not tested), coved ceiling and ceiling rose, heating thermostat, radiator, doors to bedroom/study and en suite shower room, open archway to-

Dining Room 11'5 x 10'

With side aspect UPVC double glazed window, understairs store cupboard, coved ceiling and ceiling rose, wood effect laminate flooring, radiator.

Bedroom/Study 8'1 x 6'3

With front aspect UPVC double glazed window, coved ceiling, radiator.

Bedroom 11'1 x 11'

With front aspect UPVC double glazed window, picture rail, coved ceiling, radiator, door to-

En Suite Shower Room 7'5 x 6'11

With front aspect UPVC double glazed window, fully tiled shower cubicle, pedestal wash hand basin, WC, half wood panelling to walls, coved ceiling, vinyl flooring, recessed downlighters, radiator, door to living room.

Bathroom 7'10 x 7'10

With UPVC frosted double glazed window, modern white suite comprising shower/bath with mixer tap, wall mounted shower attachment and shower screen over, pedestal wash hand basin with mixer tap over, WC, combination radiator/heated towel rail, recessed downlighters, extractor fan, coved ceiling, part-tiled walls, vinyl flooring.

First Floor:

Landing

With space for desk, eaves access panel, door to-

Bedroom 14'3 x 10'9 (max points)

Irregular in shape and with some restricted head height, two UPVC double glazed dormer windows with open outlooks, eaves access panel, wood effect laminate flooring, radiator.

Outside:

To the front of the property is a gated driveway, laid to brick block and paving and offering ample off-road parking space. The front garden space has been laid to pebbles but could potentially provide further parking space if required. To the side of the property is an outside water tap, side gate to the rear garden and a detached garage. The rear garden enjoys a large paved patio with an outside wall light, a bin store area, a greenhouse and a lawn with mature shrub borders, a eucalyptus tree and bamboo screening at the back. There are also two composters and a water butt.

Garage 15'5 x 9'6

With up and over door, side aspect UPVC double glazed window, pitched roof, power and light.





Ground Floor
 Approx. 80.4 sq. metres (865.0 sq. feet)



First Floor
 Approx. 19.0 sq. metres (204.8 sq. feet)



Total area: approx. 99.4 sq. metres (1069.8 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kerit Energy Company. Plan produced using PlanUp.

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	

Mapps Estates Sales Office

61 Tritton Gardens, Dymchurch,
 Romney Marsh, Kent, TN29 0NA

Contact

01303 232637
 info@mappsestates.co.uk
<http://www.mappsestates.co.uk>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.