

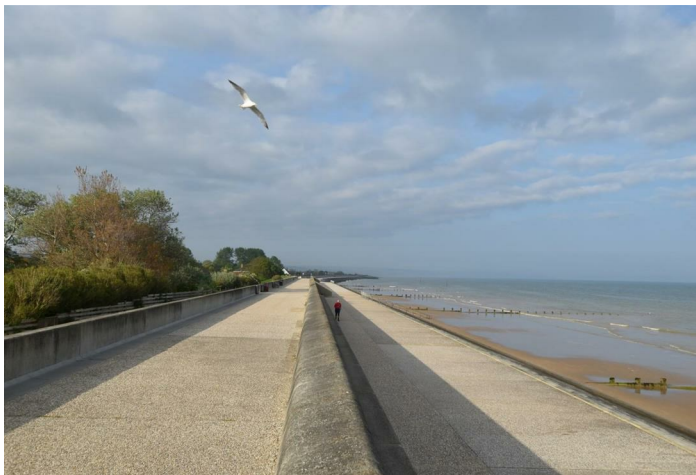


## Tartane Lane

Dymchurch Romney Marsh TN29 0LJ

- Spacious Mid-Terrace Property
- Spacious Living/Dining Room
- Family Bathroom & Downstairs WC
  - Garage & Off-Road Parking
  - Updating Required
- Three Double Bedrooms
- Kitchen & Sun Room
- Front & Rear Gardens
- Short Walk To Beach
- No Onward Chain

**Asking Price £325,000 Freehold**







Mapps Estates are delighted to bring to the market this spacious three bedroom mid-terrace family home set in a cul-de-sac location only a short walk from the beach and Dymchurch village. The accommodation comprises a front porch, reception hall, living/dining room, kitchen, cloakroom, a good-sized integral garage and a garden room to the ground floor, and upstairs are three double bedrooms and a family bathroom. The property enjoys well-tended front and rear gardens as well as a driveway with off-road parking for two cars. While the property could now benefit from updating, it is being sold with the benefit of no onward chain. An early viewing comes highly recommended.

Located on this popular residential development within easy walking distance of Dymchurch's sandy beaches and amenities. The sea wall offers a pleasant walk into the village centre which has a small selection of local shops together with a Tesco mini-store, primary school, doctors' surgery and village hall. Secondary schools are available in both New Romney and nearby Saltwood and both boys' and girls' grammar schools being available in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are all easily accessed by car. High Speed Rail Services to London, St Pancras are available from Folkestone West (approximately 50 minutes' travelling time) and Ashford International (approximately 40 minutes' travelling time) stations.

#### **Ground Floor:**

##### **Front Entrance Porch 7'3 x 3'**

With UPVC double glazed windows and front door, internal frosted double glazed window and entrance door opening to reception hall.

##### **Reception Hall 13'7 x 4'8**

With stairs to first floor and understairs store cupboard, coved ceiling, radiator.

### **Living/Dining Room 23'5 x 11'8**

With front aspect UPVC double glazed window looking onto front garden, rear aspect UPVC double glazed window and patio door to rear garden, coved ceiling, two radiators.

### **Cloakroom**

With corner wash hand basin and tiled splashback, extractor fan, WC.

### **Kitchen 9'10 x 7'9**

With rear aspect UPVC double glazed window looking through garden room to rear garden, rolltop work surfaces with tiled splashbacks, inset one and a half bowl stainless steel sink/drainer with mixer tap over, range of fitted wooden store cupboards, display cabinet and drawers, space for electric cooker, space for undercounter fridge, space and plumbing for washing machine, coved ceiling, herringbone effect vinyl flooring, radiator, door to garage.

### **Integral Garage 23'7 x 10'10**

With up and over door and personal UPVC door to front, wall-mounted Worcester Bosch gas-fired combination boiler, consumer unit and electric meter, rear window and door to garden room.

### **Garden Room 18'5 x 7'8**

With UPVC double glazed windows and door to garden, quarry tiled window sills, power and light.

### **First Floor:**

### **Landing**

With built-in shelved linen cupboard and separate store cupboard, loft hatch with fitted loft ladder to part-boarded loft.





### **Bedroom 21'9 x 10'8**

With front aspect UPVC double glazed dormer window with open outlook and distant countryside views, rear aspect dormer with full length double glazed window and sliding door onto roof terrace, looking onto garden and sea wall, frosted internal window providing natural light through to the bathroom, four wall lights, two radiators. Please note, this is a large room with the potential for conversion to two separate bedrooms if required.

### **Bedroom 11'7 x 11'**

With rear aspect UPVC double glazed dormer window looking onto garden and sea wall, radiator.

### **Bedroom 11'7 x 8'**

With front aspect UPVC double glazed dormer window with open outlook and distant countryside views, radiator.

### **Bathroom 7'11 x 5'11**

With panelled bath with shower and shower screen over, wash hand basin with mixer tap over and storage cabinet under, WC, part-tiled walls, vinyl flooring, eaves access panel, radiator.

### **Outside:**

To the front of the property is a large lawn with a driveway to one side offering off-road parking for two cars and access to the garage. The rear garden is mostly laid to lawn, with planted borders and a paved patio area. The garden enjoys an open aspect to the rear, looking onto a grassy bank below the sea wall.









**Local Authority** Folkestone & Hythe District Council  
**Council Tax Band** D  
**EPC Rating** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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	

**Mapps Estates Sales Office**

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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.