



Tartane Lane

Dymchurch Romney Marsh TN29 0LJ

- Detached Bungalow Residence
 - Well Presented
- Open Plan Living/Dining Room
 - Bathroom & Separate WC
- Garage & Off-Road Parking
- Short Walk To The Beach
 - Three Bedrooms
 - Fitted Kitchen
- Front & Rear Gardens
 - No Onward Chain

Offers In Excess Of £300,000 - £350,000 Freehold





Mapps Estates are delighted to bring to the market this well presented three bedroom detached bungalow residence conveniently located within walking distance of the village centre and the beach. The well proportioned accommodation comprises an entrance lobby, an open plan living/dining room, a fitted kitchen, three bedrooms all with built-in wardrobes, a bathroom and a separate cloakroom. The property enjoys well-tended front and rear gardens, as well as a garage and driveway with parking space for two cars. Being sold with 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.

Front Entrance

With UPVC frosted double glazed door opening to entrance lobby.

Entrance Lobby 6'2 x 5'3

With built-in cloaks cupboard housing consumer unit and electric meter, coat-hanging space, wood effect vinyl flooring, door to living/dining room.

Open Plan Living/Dining Room comprising:

Living Room 16'11 x 11'6

With large front aspect UPVC double glazed window looking onto garden, two radiators, opening to dining room area.

Dining Room 11' x 8'11

With rear aspect UPVC double glazed window and sliding door to patio and garden, wood effect laminate flooring, door to inner hallway, open doorway to kitchen.

Kitchen 8'10 x 7'4

With rear aspect UPVC double glazed window looking onto garden, range of cream Shaker style store cupboards and drawers, rolltop work surfaces with tiled splashbacks, inset stainless steel sink/drainers with mixer tap over, four ring induction hob with electric oven under, space and plumbing for washing machine, space for undercounter fridge with shelved store cupboard over, wall-mounted gas-fired combination boiler, tile effect flooring.

Inner Hallway 9'9 x 3'

With loft hatch, built-in shelved airing cupboard.

Bedroom 11'5 x 11'2 (max points)

With front aspect UPVC double glazed window looking onto garden, built-in recessed double wardrobe with sliding doors, radiator.

Bedroom 11'5 x 8'7

With front aspect UPVC double glazed window looking onto garden, built-in recessed wardrobe, radiator.

Bedroom 8'11 x 8'1

With rear aspect UPVC double glazed window looking onto garden, built-in recessed wardrobe, radiator.

Bathroom 11'5 x 8'7

With UPVC frosted double glazed window, panelled bath with mixer tap, wall-mounted shower attachment and shower curtain rail over, wall-hung wash hand basin, fully tiled walls, wood effect vinyl flooring, radiator.

Cloakroom

With UPVC frosted double glazed window, WC, part-tiled splashback, wood effect vinyl flooring.

Outside:

To the front of the property is a garden laid to lawn, with a central pathway leading to the front entrance. To the side is a concrete driveway providing off-road parking space for two/three cars and access to the garage. A side gate opens to the rear garden, which is laid mostly to lawn with mature shrub borders. There are also two garden sheds, an outside tap, and a large paved patio.

Garage 19'2 x 9'4

With up and over door, rear aspect UPVC double glazed window, UPVC frosted double glazed door to side, gas meter, power and light.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	
(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

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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.