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# 10 Wellington Road

Offers In Region Of £645,000

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- EPC GRADE D
- COUNCIL TAX BAND D
- STUNNING VICTORIAN TOWNHOUSE
- APPROXIMATELY 130FT REAR GARDEN
- THREE BATHROOM/SHOWER ROOMS
- THREE/FOUR BEDROOMS
- FABULOUS KITCHEN/DINING ROOM
- LESS THAN 300M TO THE BEACH
- TOWN CENTRE AT THE END OF THE ROAD
- ABUNDANCE OF PERIOD FEATURES THROUGHOUT



This is an impressive and imposing three/quarter bedroom Victorian townhouse situated in the heart of Deal. This property enjoys an abundance of period features alongside substantial accommodation arranged over four floors and the most wonderful 130ft rear garden. The current owners have renovated and improved this family home in recent years, with a new open plan basement kitchen through to dining room which is perfect to entertain family and friends as well as intimate dinners alike. There is a wealth of character and charm throughout which is perfectly entwined with modern convenience.



THREEFOUR BEDROOM VICTORIAN VILLA  
 TOTAL FLOOR AREA: 1537 sq ft (142.8 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix iCDD2

5/2/2024, 2:19 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

| Energy performance certificate (EPC)  |                           |   |
|---|---------------------------|---|
| 10 Wallington Road<br>Deal,<br>CT14 7AL   | Energy rating<br><b>D</b> | Valid until: 19 February 2032<br>Certificate number: 1432-4422-2100-0415-2292 |
| Property type   | End-terrace house         |   |
| Total floor area  | 134 square metres         |   |
| <b>Rules on letting this property</b>   |                           |   |
| Properties can be let if they have an energy rating from A to E.  |                           |   |
| You can read <a href="https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-landlords">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-landlords">https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-landlords</a> ) |                           |   |
| <b>Energy rating and score</b>  |                           |   |
| This property's energy rating is D. It has the potential to be C.   |                           |   |
| <a href="#">See how to improve this property's energy efficiency.</a>   |                           |   |
| The graph shows this property's current and potential energy rating.  |                           |   |
| Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.  |                           |   |
| For properties in England and Wales:<br>the average energy rating is D<br>the average energy score is 50  |                           |   |

<https://find-energy-certificates.service.gov.uk/energy-certificates/1432-4422-2100-0415-2292?print=true>

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