

21 The Cobs,
Tenterden,
Kent TN30 6JH



**21 The Cobs,
Woodbury Lane, Tenterden, Kent TN30 6JH
Guide Price: £400,000**

Set in a sought-after retirement location just off Tenterden High Street, 21 The Cobs is a well-proportioned two bedroom property benefitting from a rear garden, en-bloc garage and parking space. On the ground floor: entrance hall, sitting room, dining room, kitchen and shower room whilst on the first floor there are two bedrooms and bathroom.

The Cobs is a desirable retirement residential area enjoying a prime location being tucked away yet within walking distance of Tenterden's excellent amenities, including Waitrose, Tesco, boutique shops, pubs, and restaurants. The town also provides a bus services to the surrounding towns and villages and lots of rural walks to be found in the surrounding countryside.

- Convenient retirement development just off High Street.
- Two well-proportioned bedrooms ideal for comfortable living.
- Features a 'astro – turf' rear garden perfect for outdoor relaxation.
- Includes a en-bloc garage and parking space
- Hall, sitting room, dining room, kitchen, and shower room.
- First floor includes two bedrooms and bathroom.
- Walking distance of excellent facilities available in the town
- Locate in a tucked-away area, providing quiet yet central living.
- Well-connected with bus services to nearby towns and villages.
- Surrounded by beautiful countryside and rural walking routes

Directions : From our office in Tenterden continue through the High Street in a Westerly direction, passing Station Road on the right and the War Memorial on the left hand side. Continue for a short distance and then turn left into Woodbury Lane and proceed around the corner into The Cobs.



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SITUATION: The Cobs is only a short walk of Tenterden's picturesque and renowned High Street offering comprehensive shopping facilities including Waitrose, Tesco, several banks, restaurants and public houses as well as many other national names and independent businesses thus catering for all tastes. There are also dentist and doctor's surgeries, a library and well equipped leisure centre, together with many clubs and societies.

The town is also served by several bus routes. Good recreational facilities in the area include a number of golf courses many attractive walks through the neighbouring countryside. Headcorn station is about 8.5 miles distant which has a regular train service to London taking approximately an hour, and at Ashford (approximately 13 miles) from where Eurostar trains depart for the continent.

The accommodation comprises the following with approximate dimensions: The ground floor comprises a welcoming **ENTRANCE HALL** with stairs to the first floor. Access to the bright and spacious **SITTING ROOM** 18'10 x 13'7 with a large window to the front and a decorative feature fireplace. The **DINING ROOM** 10'5 x 8'10 is a versatile room with double doors opening onto the rear garden.

From the entrance hall, you'll find a practical ground-floor **SHOWER ROOM** and a well-equipped **KITCHEN** 7'8 x 6'7 fitted with a range of wall and base units, sink with drainer and mixer tap, double oven, hob with extractor fan, and space for a washing machine. Window to the rear.

The **FIRST FLOOR** provides TWO generously sized **DOUBLE BEDROOMS** bedroom 1 12'8 x 10'8 and bedroom 2 10'10 x 10'4, each with built-in wardrobes, and a family **BATHROOM** with a white suite comprising bath, wash hand basin with vanity storage and low level w.c.

OUTSIDE the low-maintenance rear garden which is mainly astro turf and steps up to a shingle / pebbled area, offers a secluded and private space to relax, while the front of the property includes a charming ornamental garden, a single en-bloc garage and a parking space.

PLEASE NOTE: Management Fees - £340 per annum - £170.22 payable half yearly in advance. Services: Mains electricity, water & drainage. Electric heating. EPC tba Agents note: The Cobs have an age requirement of 55 years and over for occupancy.

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