



Tothill Street
Minster, Ramsgate, CT12 4AJ

£375,000



SOUGHT AFTER MINSTER VILLAGE LOCATION ~ 3 BED SEMI DETACHED HOUSE WITH ADDITIONAL LAND WITH PLANNING PERMISSION FOR A 2 BEDROOM BUNGALOW TO REAR.

We are delighted to market this traditional but versatile family home with the exciting addition of a large plot of land to the rear which has planning permission for a 2 bedroom bungalow. Alternatively the space is perfect as a beautiful extension of the property offering a natural garden or the opportunity for an office, gym, or annex, the area enjoys a variety of fruit trees including fig, apricot, apple and pear.

The house enjoys a spacious feel with a large entrance porch, hallway, cloakroom and kitchen. The separate utility room offers a further sink and plumbing for a washing machine. The lounge enjoys a feature fireplace and opens directly to the conservatory which provides additional space for a dining room with views over the paved garden.

To the first floor are 3 good sized bedrooms with an en suite shower to the main bedroom as well as a family bathroom. There is the added benefit of a soft water installation. The property owns Solar Panels generating a tax free income of £800 last year!

This property enjoys a low maintenance rear garden, a garage and car port, as well as off street parking, plus that valuable bonus of the additional land/plot to the rear, which is accessed via the extended driveway. There is ample space to park a motorhome!

Historic Minster Village is full of charm but now has everything you would expect from a bustling Kent Village. There are lovely local shops, tea room & cafes, along with 2 local pubs and the mainline station which gives you direct access to London. Close by you will find Minster Primary School, St Augustine Golf Course and beautiful coastal walks on Pegwell Nature reserve and the Viking Coastal Trail.

The property could be let for £1400pcm whilst the land is developed.

Call TMS ESTATE Agents today to book your viewing, available 7 days a week.





GROUND FLOOR

Entrance Hall
8'2" x 3'5" (2.51 x 1.06)

Hallway
12'4" x 8'9" (3.77 x 2.68)

Cloakroom
5'6" x 4'2" (1.70 x 1.28)

Kitchen
10'10" x 10'7" (3.32 x 3.24)

Utility Room

Lounge
14'10" x 13'11" (4.53 x 4.25)

Conservatory
9'8" x 9'4" (2.96 x 2.87)

FIRST FLOOR

Landing

Bedroom 1
11'2" x 9'9" (3.41 x 2.98)

En Suite Shower

Bedroom 2
10'4" x 9'3" (3.17 x 2.84)

Bedroom 3
9'1" x 8'4" (2.78 x 2.55)

Bathroom
8'3" x 5'1" (2.53 x 1.57)

EXTERNAL

Rear Garden
27'8" x 15'9" (8.44 x 4.82)

Separate, Gated Land / Garden
61'0" x 51'2" (18.6 x 15.6)

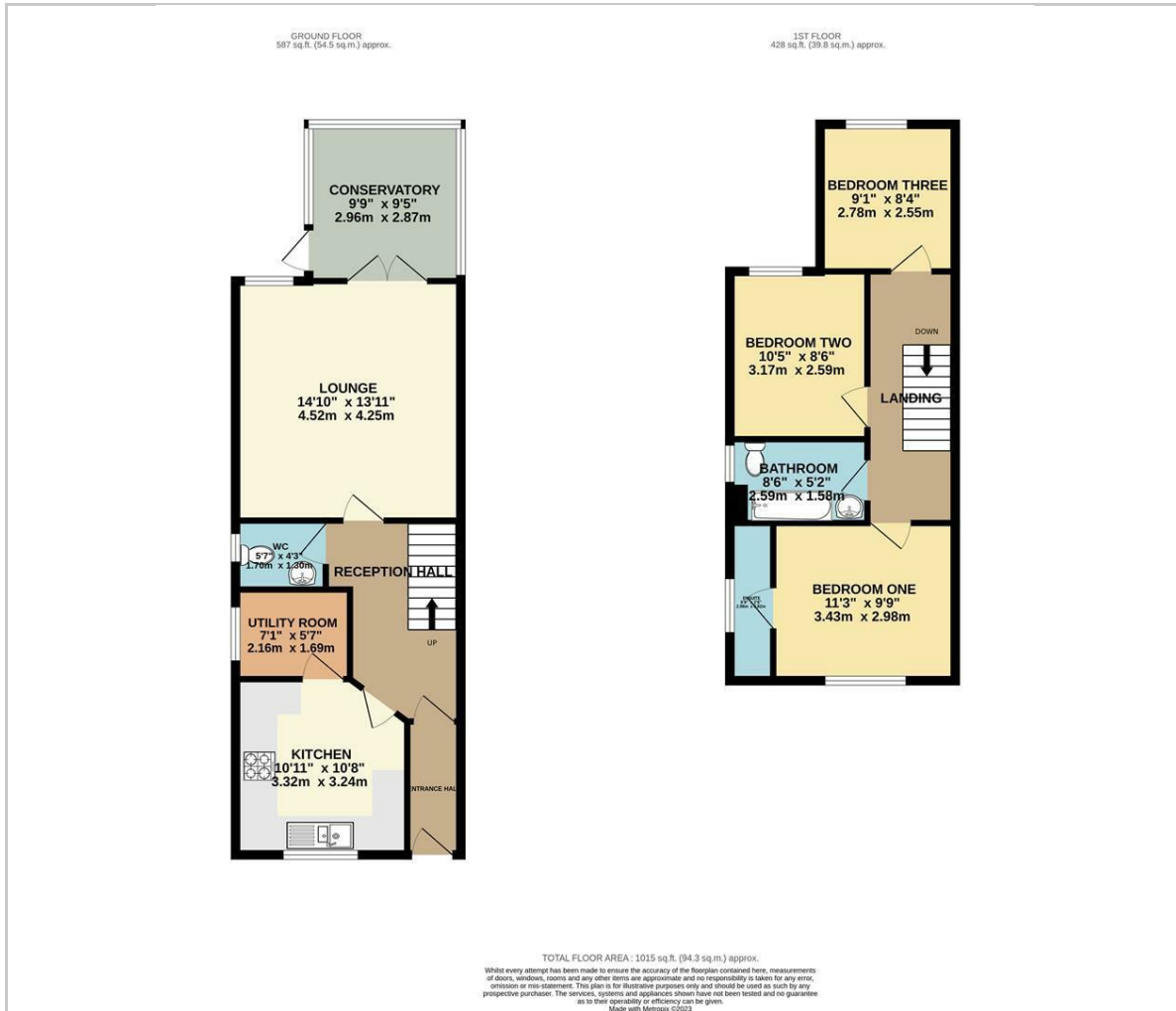
Garage

Car port

Extended Driveway

Agent's Note

Floor Plan



Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

