



19 Church Street
Walmer, Deal, CT14 7RT
£375,000

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19 Church Street

Walmer, Deal

A modern, chain free, semi-detached bungalow nestled in the picturesque and well regarded Church Street in Upper Walmer.

Situation

Church Street is a well regarded address with a wide variety of attractive well maintained properties adding to its charm. It's location in Upper Walmer is both convenient and easily accessible, with a number of local shops, cafes and inns. Walmer also has a mainline railway station with a regular coastal service and high speed links to London St Pancras. The popular seaside resort of Deal to the North, is famed for its award winning high street which has a vibrant atmosphere and a good selection of independent shops and popular eateries. The town has a most attractive historic quarter which was the first established Conservation Area in Kent, a bustling seafront, Grade II Listed pier and Tudor Castle. There are numerous leisure and sporting facilities available in the area, not least of which are The Walmer Lawn Tennis and Croquet club, and a two mile coastal footpath and cycle route.

The Property

Being one of four matching modern bungalows nestled in the heart of Church Street, No. 19 offers well-proportioned and light-filled accommodation, with no onward chain. The main entrance is to the side of the property and opens to a central L-shaped hallway that accesses all but one room. The spacious sitting room features a focal point gas fire with back boiler and also provides access to the second double bedroom. The kitchen is fitted with a range of matching units and includes a built-in pantry, while to the rear are the principal double bedroom, a charming dining room with French doors overlooking and opening onto the rear garden, and a contemporary shower room complete with airing cupboard and large walk-in shower enclosure. This well-maintained and much-

loved home is fully double glazed and gas centrally heated.

Outside

No. 19 is set back from the road behind a fully stocked cottage-style front garden. A side pathway leads to the main entrance and provides access to the rear garden beyond. Situated between the neighbouring bungalows is a shared driveway and forecourt, offering vehicular access to a single garage and a parking space in front. The private, enclosed rear garden enjoys a southerly aspect and offers a truly peaceful atmosphere, featuring a paved patio and raised planted beds.

Services

All mains services are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: C

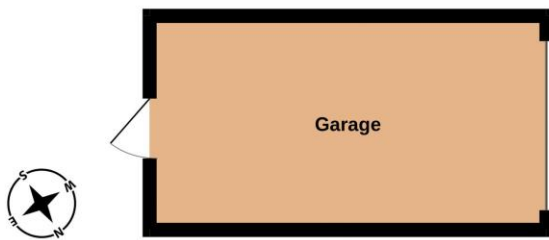
EPC Rating: D

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 381155**



Ground floor
745 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.3 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.
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Sitting Room

16' 10" x 10' 9" (5.13m x 3.27m)

Dining Room

8' 6" x 6' 7" (2.59m x 2.01m)

Kitchen

10' 5" x 7' 7" (3.17m x 2.31m) narrowing to 5' 10" (1.78m)

Bedroom One

11' 10" x 8' 7" (3.60m x 2.61m)

Bedroom Two

10' 5" x 7' 6" (3.17m x 2.28m)

Shower Room

8' 5" x 5' 6" (2.56m x 1.68m)

Garage

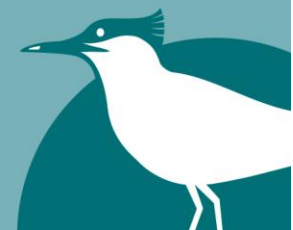
16' 8" x 8' 11" (5.08m x 2.72m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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