



107 Mongeham Road
Great Mongeham, Deal, CT14 9LJ
£275,000

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107 Mongeham Road

Great Mongeham, Deal

A charming and well-cared-for cottage, offering deceptively spacious accommodation, off-street parking, and the convenience of a garage and workshop.

Situation

107 is positioned on the corner of St Richard's Road and Mongeham Road running through the centre of the village of Great Mongeham. The village lies on the edge of the beautiful North Downs and has a church, community hall, village green and two inns. The lovely historic towns of Sandwich and Deal are both close to hand, Deal town centre being just two miles away. This traditional coastal location has a pleasing mix of individual shops, restaurants and cafes, together with a bustling seafront where you will find a two-mile promenade, Grade II Listed pier and Tudor Castle. The mainline railway station offers a regular service and links to the Javelin high speed to London St Pancras.

The Property

This well-presented home combines character, space, and comfort, having been lovingly maintained by the current owner for over 40 years. Upon entering through the entrance vestibule into the reception hallway, you'll find an accessible lift conveniently installed to provide easy access to the first floor. Adjacent lies a welcoming sitting area to the front, with a subtle separation from the dining room opposite. From the dining room is a useful ground floor cloakroom. To the rear of the property is a spacious kitchen/breakfast room, fitted with a range of contemporary units and integrated appliances. From here, a door opens out to the rear patio and parking area plus the exterior laundry room. Stairs lead to a landing serving three bedrooms, two of which are doubles. Part of the landing is currently used as a dual aspect study area, and there is also a family bathroom suite.

Outside

The rear patio and parking area, accessed via a five bar gate, offers a practical and low-maintenance outdoor space with the additions of a single garage and a workshop nestled in the corner complete with electricity and light. The neighbouring property has vehicular right of way in order to access a separate garage.

Services

All mains' services are understood to be connected to the property with the addition of Solar Panels.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: C

EPC Rating: B

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**

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

First floor
542 sq.ft. (50.3 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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Vestibule

4' 10" x 3' 10" (1.47m x 1.17m)

Reception Hall

13' 1" x 5' 9" (3.98m x 1.75m)

Sitting Room

13' 9" plus bay x 11' 0" (4.19m x 3.35m)

Dining Room

10' 10" x 10' 2" (3.30m x 3.10m)

Kitchen/Breakfast Room

12' 7" x 9' 2" (3.83m x 2.79m)

Cloakroom

7' 5" x 4' 0" (2.26m x 1.22m)

First Floor

Bedroom One

12' 7" into bay x 11' 1" (3.83m x 3.38m)

Bedroom Two

10' 9" x 10' 3" (3.27m x 3.12m)

Bedroom Three

7' 10" x 7' 5" (2.39m x 2.26m)

Bathroom

12' 3" x 6' 4" (3.73m x 1.93m)

Study Area

13' 7" x 5' 11" (4.14m x 1.80m)

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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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