

**RUSH
WITT &
WILSON**



**15 Coombelands, Wittersham, Tenterden, Kent TN30 7NU
Offers In The Region Of £449,950**

Rush Witt & Wilson are pleased to offer this link-detached bungalow occupying a sought after and private cul-de-sac location in the village of Wittersham.

The accommodation comprises of an entrance porch, hallway, kitchen, living/dining room, conservatory, three bedrooms and shower room. Outside the property enjoys good sized gardens to the front and rear, off road parking and an attached single garage. The bungalow offers opportunity to enhance by undertaking modernisation and improvement works, alternatively there may be scope to extend/covert the loft space subject to the necessary consents being obtained. Offered to the market CHAIN FREE.

An internal inspection is highly recommended by the vendors' sole agents. For further information and to arrange your viewing please call our Tenterden office on 01580 762927.

Entrance Porch

6'0 x 4'2 (1.83m x 1.27m)

With part obscured glazed entrance door to the front and window to the side elevation. Further door leading through to:

Hallway

With access to loft space, radiator and doors to:

Bedroom 1

12'11 x 11'7 max (3.94m x 3.53m max)

With window to the front elevation, range of fitted wardrobes and radiator.

Bedroom 3

11'9 x 7'7 (3.58m x 2.31m)

Currently utilised as a dining room with window to the front elevation and radiator.

Bedroom 2

12'2 x 8'7 (3.71m x 2.62m)

With window to the side elevation, range of fitted wardrobes and radiator.

Shower Room

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, large walk-in shower with fitted screen, radiator with stainless steel heated towel rail, part tiled walls, fitted airing cupboard housing insulated hot water tank and obscured glazed window to the side elevation.

Living Room

16'6 x 10'11 (5.03m x 3.33m)

Being double aspect with window to the side and two windows to the rear elevation overlooking the garden, feature fireplace with stone surround and radiator.

Kitchen

11'10 x 9'5 (3.61m x 2.87m)

Fitted with a range of cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset stainless steel sink/drain unit and tiled splash-back, space and point for electric oven with extractor canopy above, space and point for free standing fridge/freezer, fitted cupboard housing floor standing oil fired boiler, radiator, window to the rear elevation and door to:

Conservatory

7'4 x 7'3 (2.24m x 2.21m)

With a range of windows to the rear and side elevations, glazed door allowing access to the garden, fitted worksurface with space and plumbing beneath for washing machine and space and point for tumble dryer.

Outside

Attached Single Garage

15'9 x 8'0 (4.80m x 2.44m)

With up and over door to the front elevation, personal door and window to the rear, light and power connected.

Garden

To the front a driveway provides off road parking for a number of cars and access to the attached single garage, to one side is a good sized area of lawn being boarded with a range of well stocked beds planted with a mixture of shrubs and seasonal flowers. Gated side access leads to:

The established rear garden offers a small paved patio abutting the rear of the bungalow which leads to good sized level area of lawn bordered with established beds planted with a selection of mature shrubs and seasonal flowers. A paved patio leads down to the garden to a timber garden store.

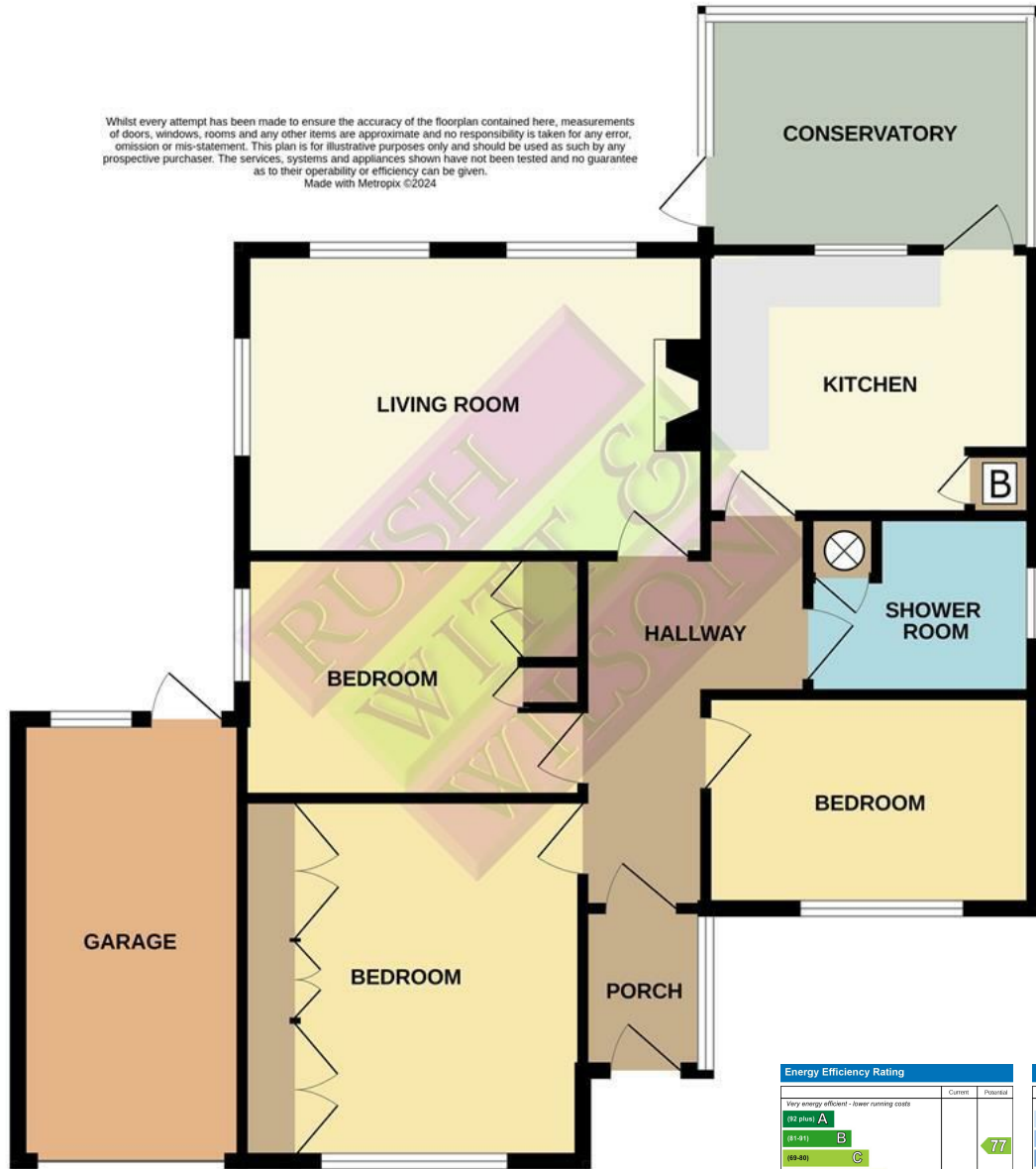
Agent Note

Council Tax Band: D

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.

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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92 plus A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
92 plus A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

