

**RUSH
WITT &
WILSON**



**'Pippin Cottage' 55 The Street, Appledore, Kent TN26 2AF
Offers In Excess Of £305,000**

Rush Witt & Wilson are pleased to offer this most attractive end of terrace cottage occupying a High Street location in the highly sought after village of Appledore.

The well presented accommodation is arranged over three floors comprising of an entrance porch, impressive 22'6 living/dining room with two feature fireplaces, kitchen and utility room on the ground floor. On the first floor is the main bedroom and the family bathroom with a further bedroom having an en-suite cloakroom on the second floor. Outside offers a good sized rear garden with level area of lawn and patio. Further benefits include gas central heating and double glazed windows. Offered to the market CHAIN FREE.

An internal inspection of this delightful cottage is highly recommended. For further information and to arrange a viewing please call our TENTERDEN office on 01580 762927.

Entrance Porch

With multi panelled glazed entrance door to the front and windows to both side elevations, tiled flooring and further door opening through to:

Living/Dining Room

22'6 x 11'6 (6.86m x 3.51m)

Being double aspect with windows to the rear and front elevations, the latter having fitted half plantation shutters, two attractive feature fireplaces, two radiators, stairs rising to the first floor, wooden flooring and doorway through to:

Kitchen

8'3 x 6'8 (2.51m x 2.03m)

Fitted with a range of sage green shaker style

cupboard and drawer base units with matching wall mounted cupboards, complimenting 'white sparkle' work surface with tiled splash backs, inset stainless steel single round bowl sink and drainer, inset four ring electric hob with glass back plate, integrated oven beneath and stainless steel extractor canopy above, integrated dishwasher, space and point for fridge/freezer, window to the side elevation and part obscured glazed allowing access through to the garden. Further door to:

Utility Room

6'1 x 6'0 (1.85m x 1.83m)

Fitted with a single cupboard base unit with complimenting work surface and inset stainless steel single round bowl sink, space and plumbing for washing machine, space and point for tumble dryer, cupboard housing wall mounted gas (Calor bottles) fired boiler, wall mounted vertical radiator, part tiled walls, wooden flooring and obscured glazed window to the side elevation.

First Floor

Landing

With stairs rising from the living/dining room, exposed floorboards, radiator, stairs to the second floor/bedroom 2, doors to:

Bedroom 1

11'6 x 11'0 (3.51m x 3.35m)

Window to front elevation with fitted half plantation shutters, radiator.

Bathroom

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, 'P' shaped bath with shower over and fitted screen, part tiled walls, radiator, tiled flooring and obscured glazed window to rear elevation.

Second Floor

Bedroom 2

10'2 x 8'6 (3.10m x 2.59m)

With window to the side elevation, exposed floorboards, access to eaves storage and a small loft space, radiator and door to:

En-Suite Cloakroom

Fitted with a white suite comprising low level W.C and wall mounted wash-hand basin with tiled splash-back.

Outside

Garden

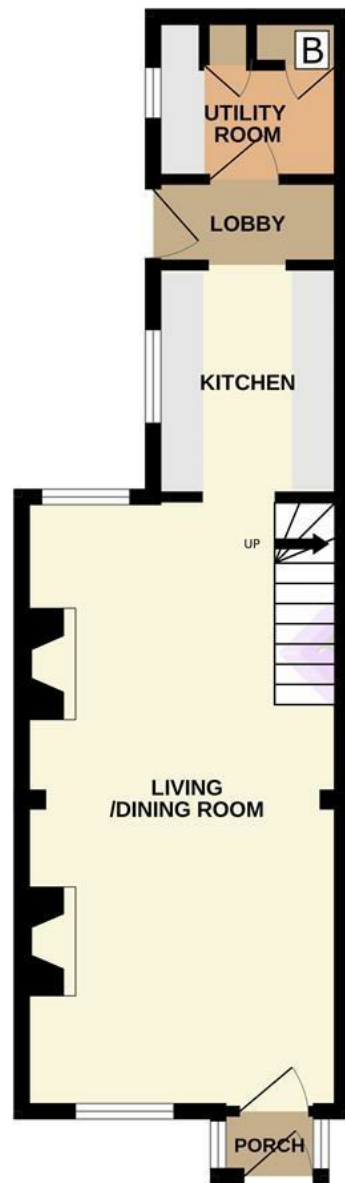
Abutting the rear of the cottage is a paved area with a fitted wooden gazebo, this leads to a good sized area of lawn bordered with a selection of beds planted with a mixture of shrubs and seasonal flowers, to the end of the garden is a further patio area with small brick built shed.

Agent Note

Council Tax Band: C

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.

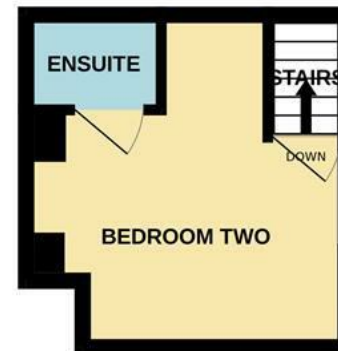
Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and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



GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
247 sq.ft. (22.9 sq.m.) approx.



2ND FLOOR
129 sq.ft. (11.9 sq.m.) approx.

TOTAL FLOOR AREA : 743 sq.ft. (69.0 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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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		
(82 plus) A		
(61-81) B		
(40-60) C		
(25-39) D		
(10-24) E		
(1-9) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



