

**RUSH
WITT &
WILSON**



**5 The Heath, Appledore, Kent TN26 2AX
Offers In The Region Of £285,000 Freehold**

Rush Witt & Wilson are pleased to offer this extremely well-presented semi-detached home situated in the popular village of Appledore.

The accommodation comprising of an entrance porch, living room, kitchen/dining room, two bedrooms and bathroom. Outside are gardens to front and rear and an allocated parking space. Further benefits include oil fired central heating and UPVC double glazed windows through-out.

The vendors agents strongly recommend an internal inspection of this property. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

Entrance Porch

With entrance door to the side and window to the front elevation, floor standing oil fired boiler, laminate flooring, oak glazed panelled door leading to:

Living Room

12'8 max x 13'7 (3.86m max x 4.14m)

Window to the front elevation, radiator, stairs rising to the first floor with a range of storage cupboards beneath, oak glazed panelled door leading to:

Kitchen/Dining Room

12'8 x 8'2 (3.86m x 2.49m)

Range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset sink/drainage unit, generous tiled splash-backs, inset electric hob with stainless steel extractor canopy above, upright unit housing integrated oven and microwave, integrated washing machine, integrated dishwasher, space and point for freestanding fridge/freezer, laminate wood effect flooring, space and table and

chairs, radiator, windows and door to the rear elevation giving access to the garden.

First Floor

Landing

Stairs rising from the living room, solid oak doors leading to:

Bedroom One

10'11 x 9'3 (3.33m x 2.82m)

Window to the front elevation, radiator, built in wardrobe with sliding mirrored doors housing pressurised hot water tank.

Bedroom Two

9'1 x 6'2 (2.77m x 1.88m)

Window to the rear elevation, radiator, access to loft space, built in wardrobe with sliding mirrored doors.

Bathroom

Fitted with modern white suite comprising a low level wc, P-shaped bath with shower above, floor standing vanity unit with inset wash-hand basin and storage beneath, tiled flooring and walls, heated towel rail, obscured glazed window to the rear elevation.

Outside

Garden/Allocated Parking Space

The front garden is fully enclosed with picket fencing, there is an area of lawn boarded with well stocks beds planted with a mixture of mature shrubs and seasonal flowers. A pathway to side leads to the shared parking area where No5 benefits from an allocated parking space located to the side of the house, there is also a visitors parking spaces available.

The private rear garden is fully paved and considered ideal for outside dining and entertaining, there is gated access to the side and the oil tank.

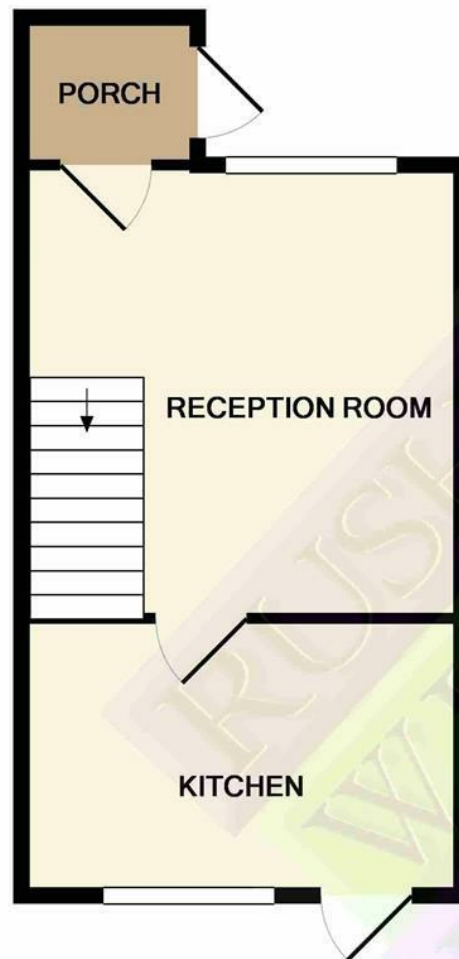
Agents Note

Council Tax Band – C

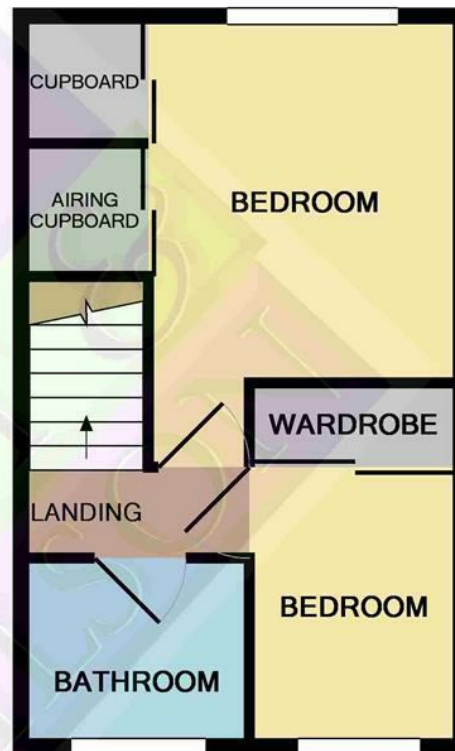
These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned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

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection. If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



GROUND FLOOR
APPROX. FLOOR
AREA 304 SQ.FT.
(28.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 282 SQ.FT.
(26.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 586 SQ.FT. (54.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
A (91-101)		88
B (81-91)		
C (71-81)		
D (61-71)		67
E (51-61)		
F (41-51)		
G (31-41)		
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		
A (1-10)		81
B (11-20)		
C (21-30)		
D (31-40)		60
E (41-50)		
F (51-60)		
G (61-70)		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

