



## 8 The Mill at Homewood, Tenterden, TN30 6FN

Guide Price £300,000 to £320,000



Guide Price £300,000 - £320,000. Attractive new build two-bedroom coach house style apartment with spacious loft style kitchen/ living area, further reception space, two bedrooms and two parking spaces, situated within walking distance to the tree lined Tenterden High Street.

The accommodation comprises of a versatile ground floor reception space offering flexible usage with stairs to first floor leading to a bright open plan loft style kitchen/living area with striking vaulted ceiling, Velux windows and smart electric radiators. The modern kitchen is fitted with a range of stylish wall and base units with complementing worksurface, integrated dishwasher, fridge freezer, oven, induction hob and extractor above.

A rear hall offers access to two double bedrooms, a generous storage cupboard and the partially tiled bathroom, to be fitted with a modern white suite comprising of a P-shaped bath with shower above, hand basin with vanity storage beneath, WC with concealed cistern and heated towel rail.

Externally to the side of the property is a small private garden with patio area and there are two allocated parking spaces beneath the apartment.

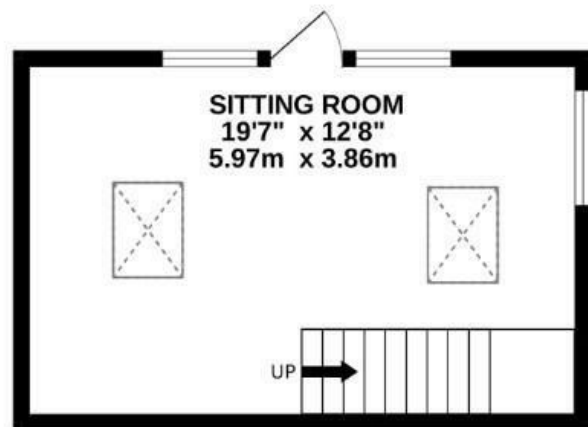
The property is situated close to local amenities and is a short walk from the picturesque tree-lined High Street of Tenterden. The town offers comprehensive shopping including Waitrose, Tesco supermarkets and many pubs and restaurants.

The property is within easy access of two popular golf courses, Tenterden Golf Course, and London Beech Golf Club with saltwater spa. Mainline train services to London can be accessed from Headcorn (about 8 miles), or Ashford International (about 12 miles) where the high-speed service departs offering journeys to London St Pancras in approx. 37 minutes. The property is also within a 20-minute drive to the coast and 30 minutes' drive to Eurotunnel.

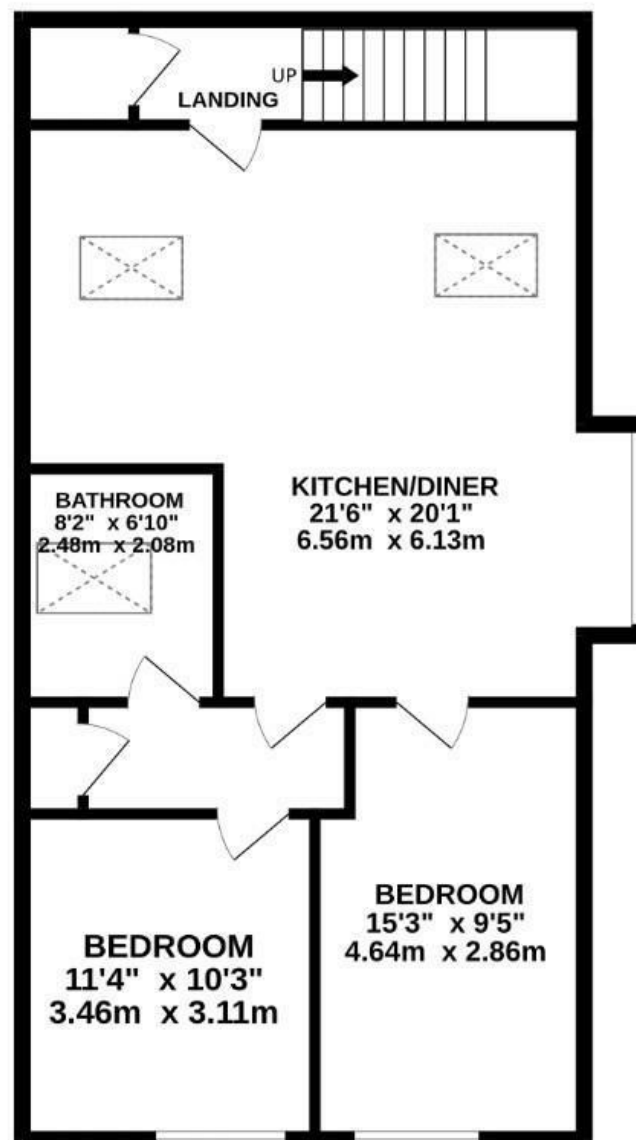
Leasehold – 130 years from 1st January 2021  
Annual Service Charge – Circa £1000 per annum  
Services – Mains Water, Sewerage and Electricity  
Heating – Electric Central Heating  
Broadband – Average Broadband Speed 16 mb – 1000 mb dependant on package purchased  
Mobile Phone Coverage – Okay to Good  
Flood Risk – Very Low  
Ashford Borough Council – Council Tax Band D (TBC)  
EPC Rating TBC



GROUND FLOOR



1ST FLOOR



Tenure: Leasehold  
Council Tax Band:

- ATTRACTIVE NEW BUILD COACH HOUSE APARTMENT
- TWO BEDROOMS
- FLEXIBLE RECEPTION ROOMS
- OPEN PLAN KITCHEN/LIVING AREA
- WALKING DISTANCE TO HIGH STREET
- TWO ALLOCATED PARKING SPACES
- COUNCIL TAX BAND D TBC
- EPC RATING TBC

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.