



12 Mill View, Woodchurch, TN26 3QN Asking Price £260,000



Two-bedroom semi-detached property with large garden which has been adapted internally to be wheelchair accessible, with kitchen/family room, ground floor bedroom and wet-room, with two further bedrooms and family bathroom to first floor, situated within the heart of the sought after village of Woodchurch.

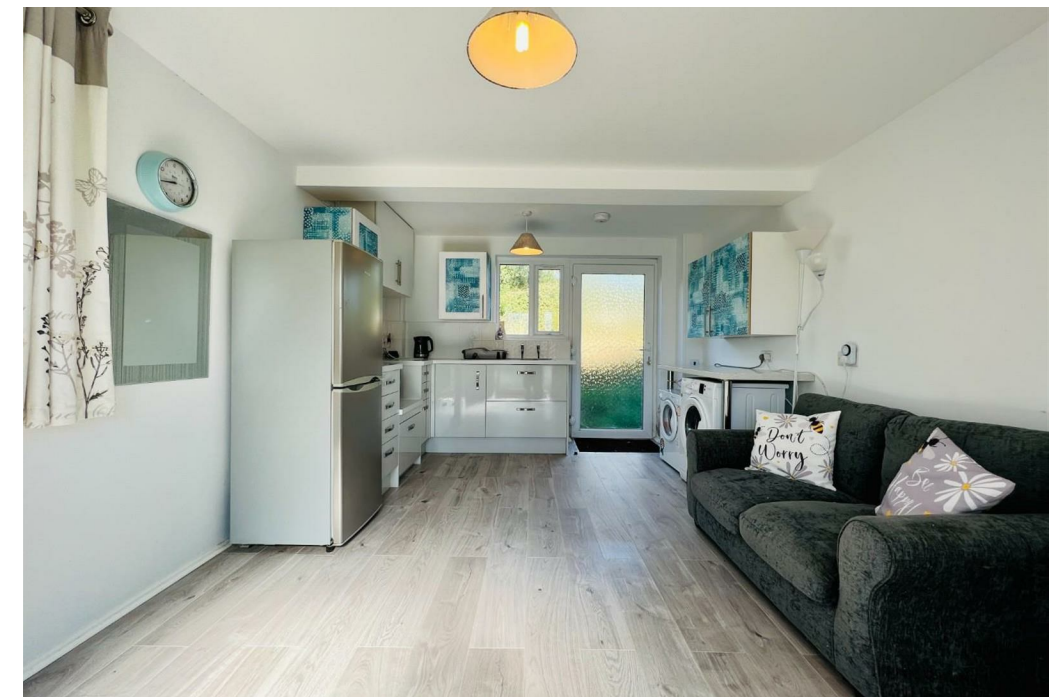
This two-bedroom semi-detached home has been adapted to offer ground floor living and the first floor offers a bright modern kitchen with rear door to garden and space for family/dining area, with doorway leading through to the sitting room which has been recently used as a ground floor bedroom with access to a wet room fitted with a shower, WC and wall mounted basin. The first floor offers two generous double bedrooms and a family bathroom.

Externally, there is a large rear garden rear garden with timber shed to the rear. To the front is a small lawn area with unrestricted road parking available.

The property is situated within easy walking distance of the local amenities and is in the heart of the village, which has a real community feel with its wide range of clubs and society's. The pretty village of Woodchurch centres around a delightful cricket green and has good facilities including a well-regarded primary school, doctor's surgery, butcher, village store, Post Office and two pubs. Bus services are available to a range of state and grammar secondary schools in the area and there is an excellent selection of private schooling nearby catering for all age groups.

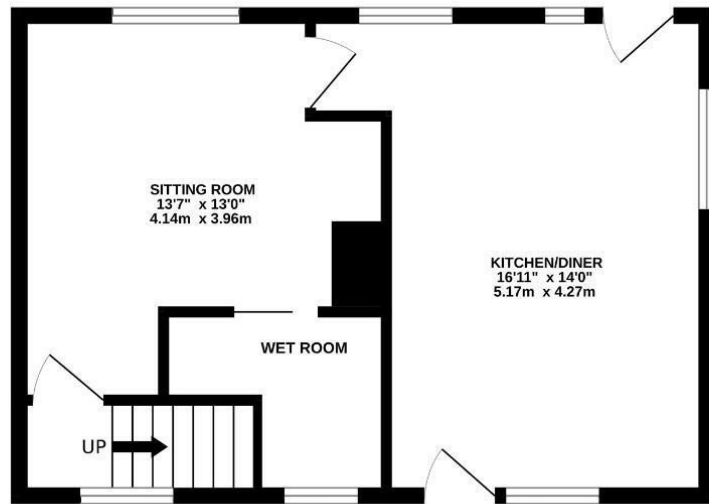
Woodchurch enjoys excellent access to both the historic town of Tenterden with its picturesque High Street shopping and the thriving market town of Ashford with its superb commuting links including the International Station (Eurostar) and 37-minute-High Speed trains to London St Pancras. The M20 motorway is also accessible at Ashford providing a swift route between the Channel Ports and the M25 to London.

Tenure - Freehold
Services - Mains electricity, water and drainage.
Heating - Electric
Broadband - Average Broadband Speed 19mb - 80mb
Mobile Phone Coverage - Okay
Flood Risk - Very Low

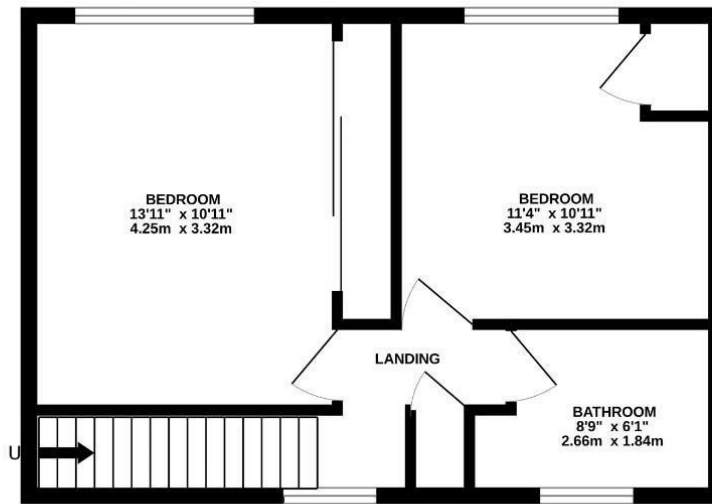


Tenure: Freehold
Council Tax Band: C

GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.

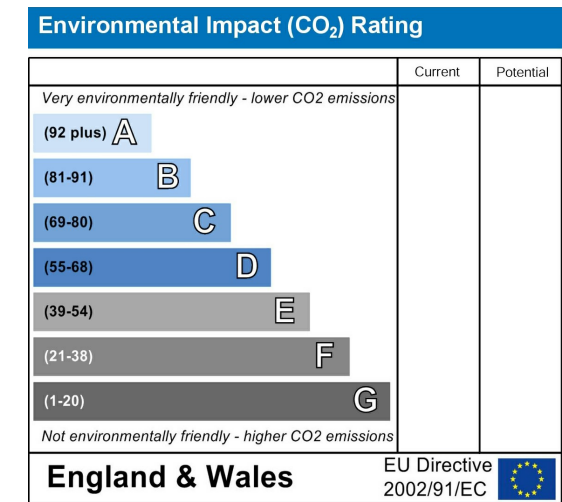
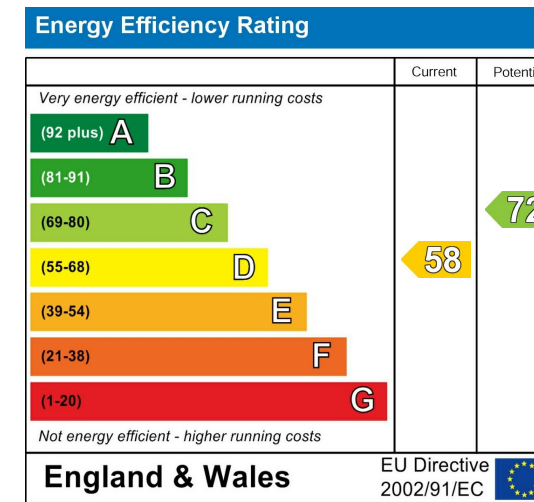


1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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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- TWO BEDROOM SEMI-DETACHED HOME
- ADAPTED TO SUIT GROUND FLOOR LIVING
- LARGE REAR GARDEN
- WHEELCHAIR FRIENDLY
- POPULAR VILLAGE LOCATION
- CLOSE TO AMENITIES
- COUNCIL TAX BAND C
- EPC RATING D



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.