

**PRICE**

Offers Over

**£150,000**

Freehold



**Former dentist surgery with agreed  
planning application for conversion  
back to its original 2 bed bungalow  
layout.**

**High Street, Eastchurch  
ME12 4DF**



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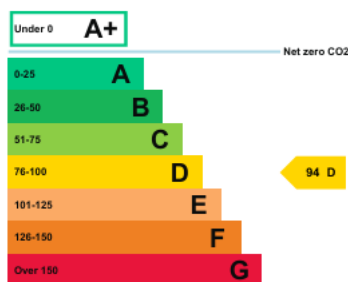
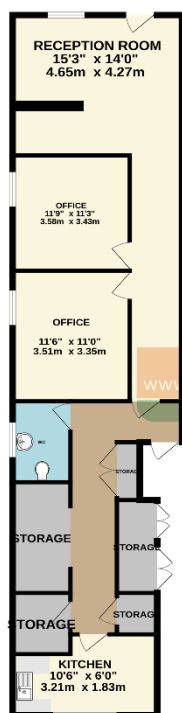
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**THE GUILD**  
PROPERTY  
PROFESSIONALS

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GROUND FLOOR  
939 sq. ft. (87.2 sq.m.) approx.



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TOTAL FLOOR AREA: 939 sq. ft. (87.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 is given to their operability or efficiency can be given.  
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**Rule & Rule are pleased to offer this former bungalow, which was most recently used as a dentist surgery, located in the popular village of Eastchurch. The property planning consent for conversion back to a 2 bedroom bungalow with kitchen, bathroom and lounge.**

**The property requires full updating and currently comprises a single storey former bungalow with 6 separate rooms, all with non slip flooring, double glazing where stated and gas fired central heating.**

**Copies of the planning application can be obtained from Swale Borough Council or from our office upon request.**

**Call Mark or Craig for more info and to book your viewing.**

**MONEY LAUNDERING REGULATIONS 2007:** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. **THE PROPERTY MISDESCRIPTIONS ACT 1991** - Rule and Rule has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Rule and Rule have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents. Covenants may apply to this property.