



SAXON SHORE
— ESTATE AGENTS —



3 Tassell Place, Faversham, ME13 7GY Offers in excess of £465,000

Located in a New build development on the outskirts of Faversham is this spacious beautifully presented four double bedroom detached house. The current owners have improved what was already a fantastic home with the addition of a large wooden cabin in the garden complete with bar and pool table. Inside the house the accommodation comprises, entrance hall, WC, study, lounge and large kitchen diner to the ground floor. Upstairs are four double bedrooms the master having en suite and a family bathroom. Outside is a landscaped paved garden with outdoor seating area and the aforementioned cabin. This is a fabulous large family home that really must be seen to be appreciated, early viewing is highly recommend.

The picturesque market town of Faversham is ideally located for coast & country, with excellent transport links including High speed rail links into London St. Pancras. Its countryside is the ultimate pub-walk territory, with many trails leading you through Kent's varied scenery, from the heights of the Kent Downs, through the ancient Woodlands, blossoming orchards, breathtaking marshes & nature reserves on the Saxon Shore Way.

Faversham is proud of it's rich history, it has over 500 listed buildings and was an important area during Roman, Saxon and through to modern times. In addition to it's olde-worlde

Lounge

15'10" x 11'5" (4.83 x 3.50)



Kitchen/ Dining room

26'5" x 10'11" (8.06 x 3.34)



Ensuite



Utility room



Bedroom 2

12'2" x 11'5" (3.72 x 3.50)



Study

7'10" x 7'9" (2.41 x 2.37)



Bedroom 3

10'11" x 9'5" (3.35 x 2.88)



WC

Bedroom 1

14'0" x 11'1" (4.29 x 3.40)

Bedroom 4

12'10" x 9'3" (3.92 x 2.82)



Bathroom

7'2" x 7'6" (2.20 x 2.3)



Cabin

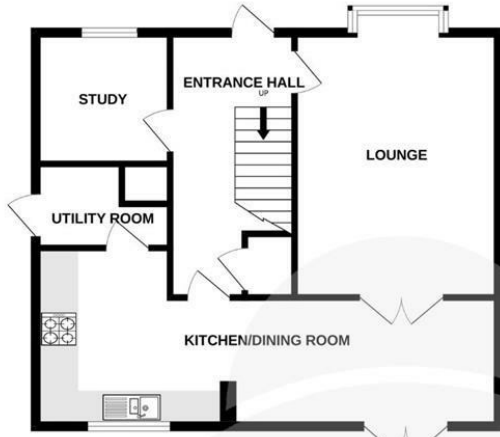
24'0" x 12'10" (7.33 x 3.92)



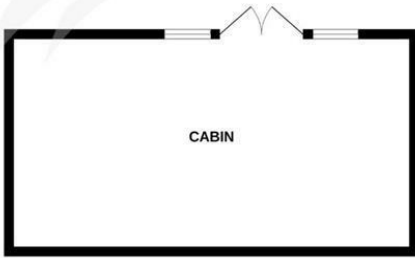
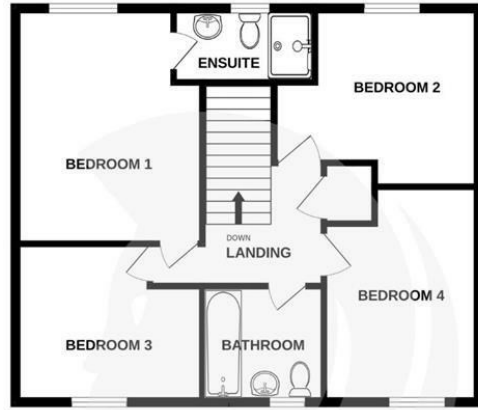
Garden



GROUND FLOOR
88.9 sq.m. (957 sq.ft.) approx.



1ST FLOOR
59.7 sq.m. (642 sq.ft.) approx.



TOTAL FLOOR AREA: 148.6 sq.m. (1600 sq.ft.) 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			94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		85	
England & Wales		EU Directive 2002/91/EC	

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

