



FOUNDATION

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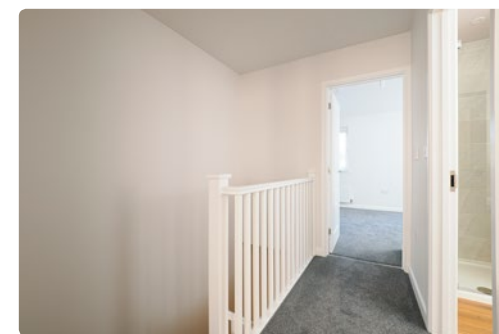
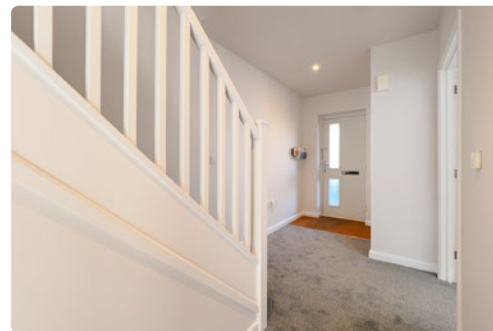


26 Campion Close, Ashford TN26 4EF

2 BEDROOMS | 1 BATHROOM | 1 RECEPTION



To Let



## 26 Campion Close, Ashford TN26 4EF

- Spacious Two Bedroom Terrace
- Full Renovated & Energy Efficient
- Kitchen With Many Integrated Appliances
- French Doors To The Garden
- Two Double Bedrooms With Fitted Wardrobes
- Luxury Bathroom With Bath & Separate Shower
- Allocated Parking For Two Cars & Enclosed Garden
- Exclusive Development On The Edge Of Ashford

### SITUATION:

This exclusive private development is conveniently situated on the outskirts of the bustling market town of Ashford, and enjoys excellent access to its town centre, Ashford International Station and junction 9 of the M20 motorway. It is also within a few minutes' walk of several retail parks including a John Lewis store and a Waitrose supermarket.

The thriving market town of Ashford offers a wide range of facilities including three modern shopping centres (in addition to its bustling High Street), excellent educational facilities, including both state and private schools and a good range of leisure and recreational amenities.

The surrounding area is filled with quaint villages and beautiful countryside, ideal for those who enjoy outdoor pursuits such as rambling, cycling or horse riding.

The charming and historic Cinque Port town of Tenterden is just 13 miles away, with its broad, tree-lined High Street offering a selection of shopping facilities, including many small boutiques and antique shops, as well as craft shops, book shops and various banks, side by side with larger national retailers. The delightful coastal town of Dymchurch is only 19 miles away, with its blue flag awarded sandy beach.

Ashford International Station provides a high speed rail link into London St Pancras in about 38 minutes, whilst the nearby M20 motorway network provides great road access to London and the coast. The Channel Tunnel terminal at Folkestone (16 miles) provides a regular shuttle service to the Continent, whilst the Port of Dover (24 miles) also provides regular ferry crossings to the Continent.



#### DESCRIPTION:

A spectacular two bedroomed terrace property, built in 2015 by renowned developers; Pentland Homes, the property is nestled in an exclusive private development just outside of Ashford.

The property has been built to an exceptionally high standard and recently refurbished, incorporating features such as, under floor heating, a luxury bathroom and contemporary kitchen with all main appliances integrated.

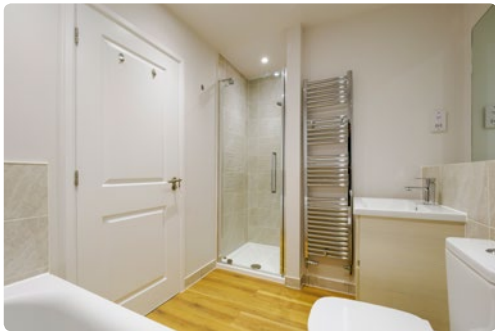
The front door opens into a spacious entrance hall with a washroom and stairs rising to the first floor, the living room sits to the rear of the property connecting to the rear garden via French doors.

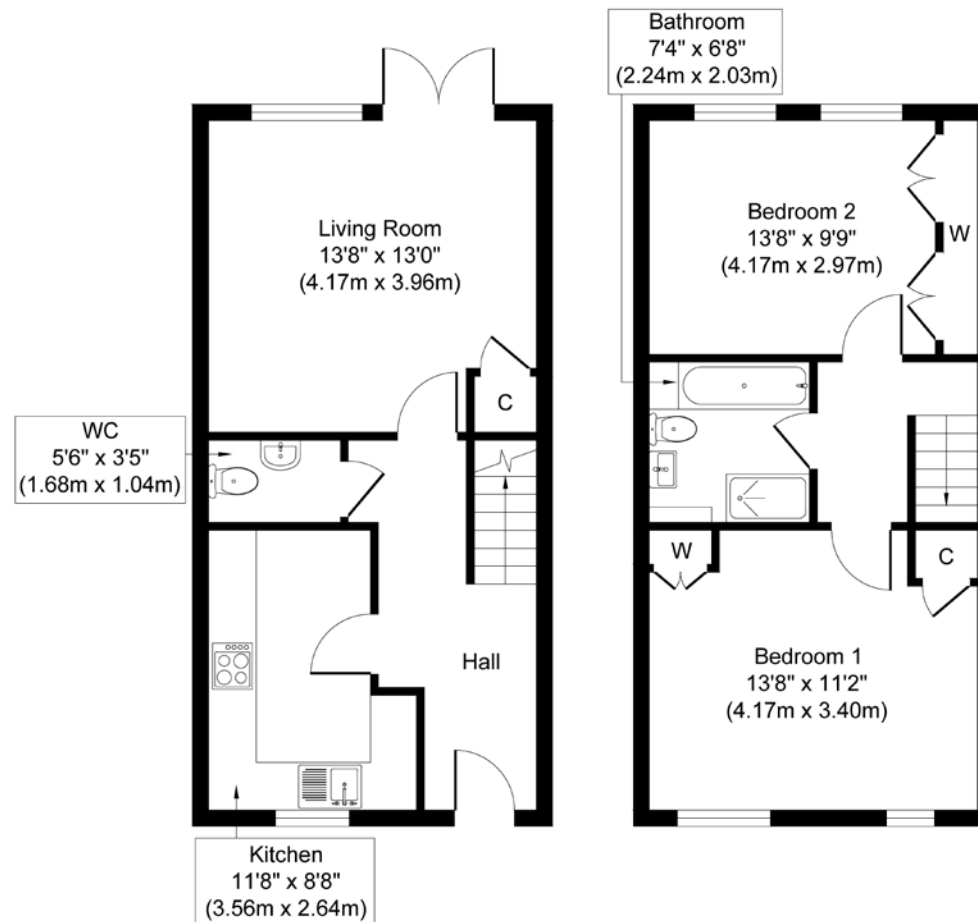
To the left of the corridor a well-appointed kitchen breakfast room offers an array of integrated appliances including a fridge freezer, cooker, hob and dishwasher.

To the first floor one will find two double bedrooms, both benefitting from built in wardrobes, the upstairs accommodation is complemented by a well-appointed family bathroom with a contemporary white suite.

#### OUTSIDE:

There are numerous well-tended and attractive communal areas throughout the development, to the front of the property there is two allocated parking spaces, whilst to the rear garden is an enclosed area mainly laid with low maintenance artificial lawn.





TOTAL FLOOR AREA: 786 sq. ft (73 sq. m)



EPC RATING  
B



COUNCIL TAX BAND  
TBC



GENERAL INFORMATION  
Available to Let

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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