



57 Bridge Mill Way
Tovil, Maidstone
ME15 6FD

Guide Price £340,000 to £350,000

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Description

Fantastic opportunity to purchase this well presented and decorated end of terrace house. The accommodation includes a downstairs cloakroom, lounge, kitchen diner, three bedrooms and a family bathroom. There is a low maintenance, fully fenced, rear garden, garage en bloc and allocated parking space nearby. The home is move in ready and viewing is highly recommended! Located in an ideal location with local amenities, excellent schools close by and the town centre a mile away. Ideal for first time buyers or investors with an expected rental income of £1600/£1700 per calendar month.

Location

Located in this well established and popular residential position within easy access of a good selection of local amenities which include a recently opened infant and junior school, shops, children's play areas and access onto the tow path which in turn provides access to the Millennium Park and amphitheatre. The town centre is approximately one mile distant and offers an excellent selection of amenities including shopping facilities at the Mall and Fremlins Walk, two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. For older children there is a selection of schools and colleges. The M20/M2M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

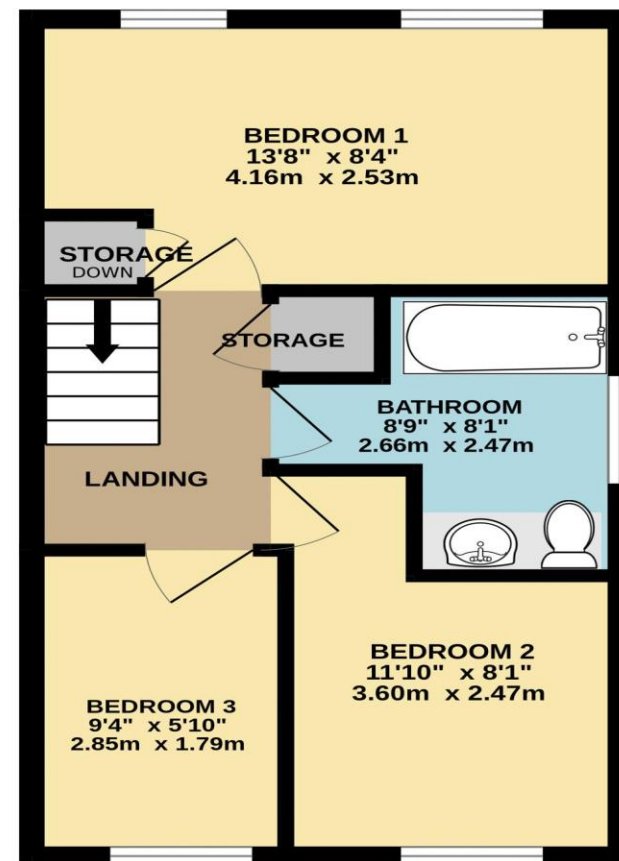
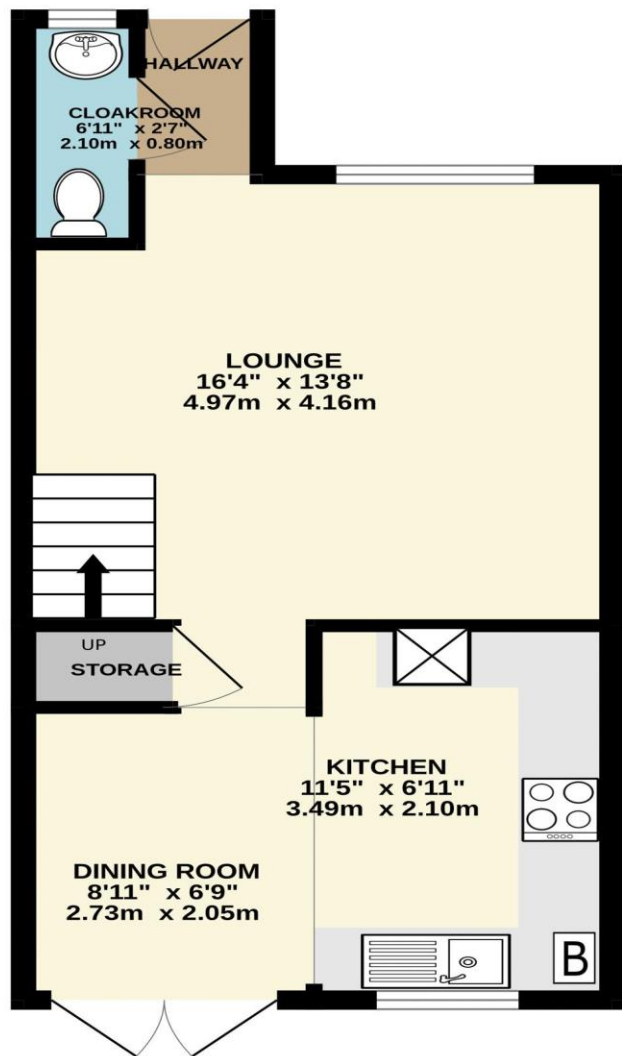
Council Tax Band

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VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.





TOTAL FLOOR AREA : 720 sq.ft. (66.8 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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ON THE GROUND FLOOR

ENTRANCE HALL

Composite entrance door with glass window panes, wood laminate flooring, consumer unit, door to:

CLOAKROOM

White suite, low level WC with concealed cistern, wash hand basin with cupboards beneath, window to front, wood laminate flooring.

LOUNGE 13' 9" x 13' 6" (4.19m x 4.11m)

Continuous wood laminate flooring, two radiators, built-in storage cupboard, stairs to first floor, window to front, south western aspect.

KITCHEN DINER 13' 0" x 11' 5" (narrowing to 8'10 in dining area) (3.96m x 3.48m)

A range of high and low level units in cream with complimenting wood block working surfaces, metro tiling, integrated dishwasher, one and a half stainless steel sink with mixer tap and drainer, window overlooking the rear garden, integrated oven and grill, space for fridge freezer and washing machine, four burner electric hob with extractor hood above, cupboard housing Ideal gas fired boiler, ceramic tiled flooring, low voltage recess lighting, radiator, double casement doors leading out onto the garden.

ON THE FIRST FLOOR

LANDING

Built-in linen cupboard housing water cylinder, radiator, access to roof space.

BEDROOM 1 13' 2" x 8' 2" (4.01m x 2.49m)

Built-in wardrobe store cupboard, dual aspect windows to the front, south western aspect, radiator.

BEDROOM 2 11' 9" (max) x 7' 7" (3.58m x 2.31m)

Radiator, window overlooking the rear garden.

BEDROOM 3

Radiator, window overlooking rear garden.

BATHROOM 8' 9" (max) x 7' 8" (max) (2.66m x 2.34m)

White suite with chrome fittings, low level WC with concealed cistern, wash hand basin with mixer tap and cupboards beneath, panelled bath with glass shower screen door and aqua boarding, chromium plated heated towel rail, tile effect vinyl flooring, window to side, extractor fan, low voltage recess lighting.

OUTSIDE

The front of the property is laid to lawn with mature tree, paved shallow steps leading to the entrance door, decorative area with stones, outside light.

The rear garden is low maintenance and fully fenced with outside light, outside tap, electricity point, side pedestrian access, artificial lawned area, paved patio to the rear with BBQ shack, perfect for entertaining! There is a garage en bloc close by with an allocated parking space in front of the garage.

Directions

From Maidstone leave via Stone Street, heading in a southerly direction, a continuation of which is the Loose Road, bearing first right, following the one way system into Sheals Crescent, taking the second turning on the left into Old Tovil Road, proceed through the zebra crossing, turning right into Church Road. Follow the road taking the third turning on the right into Launder Way. At the roundabout, turn left into Bridge Mill Way.



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