

Millers Cottage Appledore Road, Tenterden, Kent TN30 7DF
Offers In The Region Of £315,000 - Freehold

Rush Witt & Wilson are pleased to offer this most attractive (non-listed) mid-terrace cottage occupying a delightful setting on the outskirts of Tenterden.

The accommodation is arranged over three floors comprising of an entrance porch, living room with feature fireplace, dining room and kitchen on the ground floor. On the first floor is a bedroom and the family bathroom with a further bedroom on the second floor. Outside the property benefits from a gated brick paved driveway to the front and good sized rear gardens benefitting from a southerly aspect with a detached studio/adjoining garden store. Offered to the market CHAIN FREE.

A viewing is highly recommended. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.











Entry
2'8 x 3'10 (0.81m x 1.17m)

Living Room
12' x 10'3 (3.66m x 3.12m)

Dining Room
8' x 11'10 (2.44m x 3.61m)

Kitchen
8'5 x 9'9 (2.57m x 2.97m)

Utility Room
4'5 x 4'4 (1.35m x 1.32m)

First Floor

Landing
6' x 2'2 (1.83m x 0.66m)

Bedroom
12'5 x 7'8 (3.78m x 2.34m)

Bath/Shower Room
7'1 x 12'7 (2.16m x 3.84m)

Second Floor

Bedroom
9'10 x 10'2 (3.00m x 3.10m)

Studio
11' x 6'7 (3.35m x 2.01m)

Garden Store
11' x 4'1 (3.35m x 1.24m)

Agents Note

Council Tax Band - TBA

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy


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Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

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Approximate total area(1)

74.3 m²

799 ft²

Reduced headroom

7.4 m²

79 ft²

(1) Excluding balconies and terraces

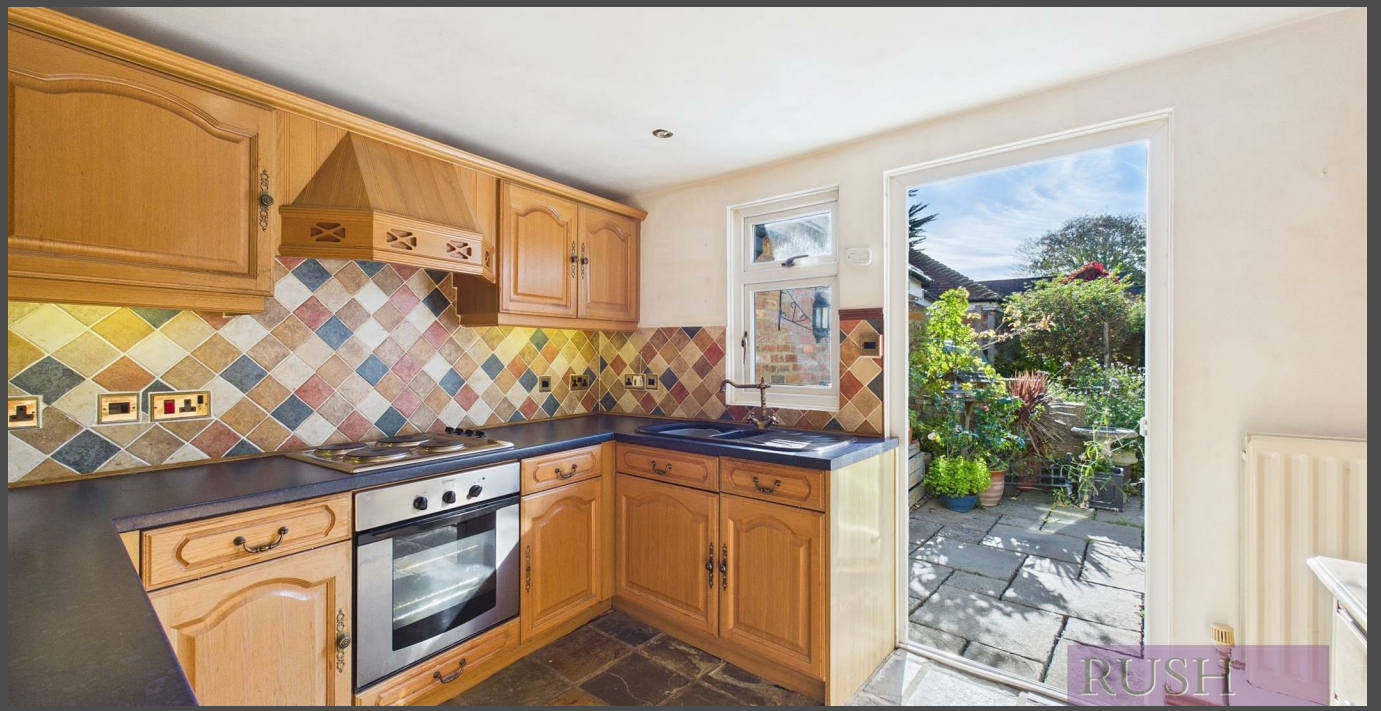
Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

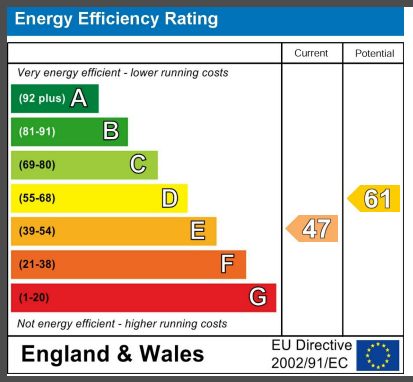
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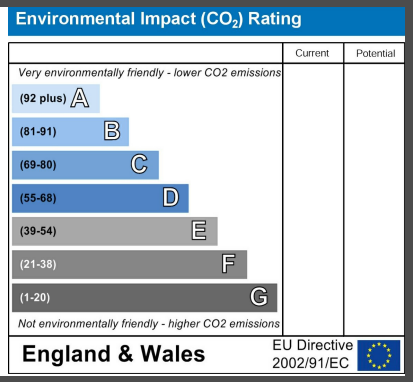












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