



1 Cherry Tree Road, Towngate Wood, Shipbourne Road,
Tonbridge, Kent, TN10 3RS

£250,000

**Waghorn
&
Company**

Independent Estate Agents

*** Bright and spacious park home in popular Towngate Wood * En suite shower room and dressing room to bedroom 1 * Private garden, driveway and visitor parking * Good sized kitchen with separate dining room * Walking distance to transport links and close to local amenities * Council Tax Band A - £1,570.78 ***

Waghorn and Company are proud to present to the market this spacious 2 bedroom Park Home. Situated in the sought after Towngate Wood development this is a unique property that has been carefully designed, to maximise space and light. Bedroom 1 has an ensuite shower room and a dressing room. There is also a bright spacious kitchen, separate dining room and large lounge. Outside there is a charming garden with patio area and driveway. The location is also a huge selling point with lovely countryside walk on your doorstep, easy access to transport links and local amenities close by.

Entrance

Access via paved pathway leading to stone steps to the front door

Entrance Hallway

Enter via double glazed front door into hallway with radiator, doors leading to all rooms and loft hatch.

Living Room

Double glazed windows to the front and side, radiator and electric fireplace with tiled back and hearth, fully carpeted throughout

Dining Room

Double glazed window to the side, radiator, fully carpeted with opening leading into the kitchen

Kitchen

Double glazed back door leading to the garden, double glazed window to the front, stainless steel sink and drainer with cupboards above and a further range of matching base units. space for washing machine and dishwasher. Integrated electric oven with gas hob, ceramic wall tiles and airing cupboard.

Bedroom 1

Double glazed window to the side, radiator, selection of fitted draw units, walk in wardrobe and access to En suite shower room





En Suite Shower Room

Double glazed frosted window to the side, shower cubical, low level WC, hand was basin, wall mounted cabinet and mirror. Ceramic wall tiles.

Bedroom 2

Double glazed window to the side, radiator, built in wardrobes and draw unit.

Shower Room

Double glazed frosted window to the side, heated towel rail, shower cubical, low level WC and hand wash basin. Wall mounted mirror and ceramic tiles.



Outside

Paved pathway leading to patio area with greenhouse, grass area with shed and driveway for one car.

Tenure

A park home is technically considered neither leasehold nor freehold. Instead, the tenure of a park home is best described as ownership of the structure (the unit) combined with a license to occupy the land (the pitch), which is often referred to as a "Pitch Agreement" or "Virtual Freehold". The monthly charges (Approximate) ground rent is approximately £214 Per Month. This would need to be confirmed by Berkley Homes prior to completion. Water and Electric are also payable through the site

01732 808542

sales@waghornandcompany.co.uk

127 High Street, Tonbridge, Kent, TN9 1DH

www.waghornandcompany.co.uk

Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

Services disclaimer: The mention of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of warranty or service

Waghorn & Company is a trading name of Waghorn & Company Limited Registered in England at the above address Company number 07243982

Floorplan not to scale and for illustration purposes only. All measurements are approximate.

