

Taylors Lane

St. Marys Bay Romney Marsh TN29 0HB

- End Terrace Bungalow Residence
- Modern Fitted Kitchen
- Two Bedrooms
- Rear Conservatory
- Brick Block Paved Driveway & EV Charging Point
- Well Presented Throughout
- Spacious Living Room
- Modern Shower Room
- Low Maintenance Rear Garden
- Walking Distance Of Seafront

Price Guide £270,000-£280,000 Freehold













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Mapps Estates are delighted to bring to the market this well presented two bedroom end terrace bungalow residence located within walking distance of the seafront. The current owners have made numerous home improvements to the property in recent years, including refitting the kitchen and shower room, replacing most windows, and installing a rear conservatory and an attractive brick block driveway with an EV charging point. The accommodation comprises a front entrance porch, a spacious living room, two bedrooms, a modern fitted kitchen and shower room, and the rear conservatory. There is also a low-maintenance rear garden and off-road parking for two cars. An early viewing comes highly recommended.

Located on a popular residential development near Littlestone Championship Golf Course and only a short walk from the beach, the village of St. Marys Bay also being within walking distance with a village hall and small parade of shops. In the nearby Cinque Port town of New Romney, you will find a larger selection of independent shops and restaurants as well as a Sainsbury's store; the delightful Romney, Hythe and Dymchurch light railway also has a station in the town. Primary and secondary schooling are also located close by. The ever-expanding market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities together with high speed rail services available from Ashford International railway station with travelling time to London St. Pancras in under 40 minutes. Heading east along the coast you will find the towns of Hythe and Folkestone, giving easy access to the Channel Tunnel Terminal and Port of Dover and M20 motorway.

Front Entrance Porch 4'6 x 4'
With front aspect UPVC double glazed window, composite front door with inset frosted double glazed panels and window to side, tiled floor, electric heater, coat-hanging space, door opening to living room.

Living Room 17'8 x 11'8
With front aspect UPVC double glazed window, feature fireplace with electric fire, coved ceiling, wood effect laminate flooring, radiator, doors to inner hallway and kitchen.

Kitchen 9' x 8'
With fitted rolltop work surfaces with tiled splashbacks and concealed lighting over, inset one and a half bowl resin sink/drainer with mixer tap over, four ring ceramic hob with extractor canopy over and electric oven under, range of cream gloss finish store cupboards and drawers, integrated fridge/freezer, space and plumbing for washing machine and slimline dishwasher, coved ceiling, tiled floor, rear aspect UPVC double glazed window and door opening to conservatory.

Conservatory 9'6 x 8'9
With UPVC double glazed windows and sliding door opening to rear garden, double glazed pitched roof with fitted blinds, wood effect laminate flooring, electric heater.

Inner Hallway
With loft hatch, built-in shelved store cupboard, wood effect laminate flooring, doors to bedrooms and shower room.

Bedroom 14'9 (max) x 10'
With front aspect UPVC double glazed window, fitted triple wardrobe with sliding doors, built-in wardrobe with hanging rail and shelf over, coved ceiling, wood effect laminate flooring, radiator.

Bedroom 10'11 x 6'9
With rear aspect UPVC double glazed window looking onto garden, fitted shelved store cupboard and cupboard housing wall-mounted Worcester Bosch gas-fired combination boiler, built-in store cupboard, coved ceiling, wood effect laminate flooring, radiator.

Shower Room 7'11 x 5'5
With UPVC frosted double glazed window, good-sized shower cubicle with rainfall showerhead and separate hand-held shower attachment, vanity unit comprising wash hand basin with mixer tap over and white gloss finish store cabinets under, shaver point, WC with concealed cistern and shelf over, extractor fan, wood effect LVT flooring, coved ceiling, part-tiled/part-Aquaboarded walls, radiator.

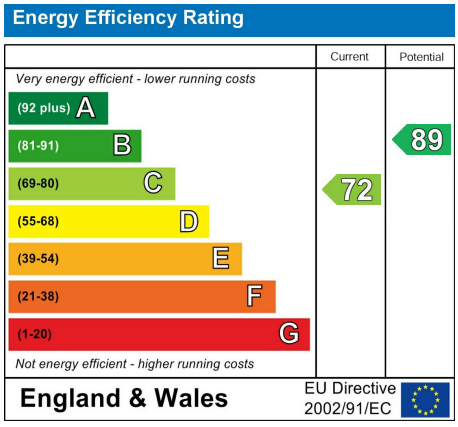
Outside:
To the front of the property is a brick block paved driveway with off-road parking space for two cars and an EV-charging point, a raised brick-built planter, a planted border and a raised shrub bed. The low maintenance rear garden has been mostly laid to paving, with water butts and an outside tap, a garden shed, a side gate opening to a shared alleyway, and a brick-built store (6'1 x 6'1).



Local Authority Folkestone & Hythe District Council
Council Tax Band B
EPC Rating C







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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.