



29 Palm Tree Way
Lyminge, Folkestone, CT18 8JL
£340,000 NO CHAIN

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29 Palm Tree Way

A spacious three-bedroom terraced house situated in the sought-after village of Lyminge. The property benefits from a lovely rear garden and driveway parking for two cars.

Situation

The property is conveniently located in this popular village location which boasts a good range of amenities, including newsagents, general stores, post office, tea rooms, public house, primary school, church, two doctors' surgeries, pharmacy, takeaway and active village hall. There is also a public library, bowls club and sports field. The surrounding countryside forms part of the Kent Downs Area of Outstanding Natural Beauty over which there is a wealth of walks, rides and cycle routes. A regular bus service runs through the centre of the village, giving access to the north, to the cathedral city of Canterbury and, to the south, the Channel Tunnel town of Folkestone and the Ancient Cinque Port Town of Hythe on the coast. Each of these offers a wide range of shopping, recreational and educational facilities, including top ranking Grammar and Private Secondary Schools, together with high-speed main line train services to London, St Pancras. The Port of Dover, along with the Euro Tunnel, gives direct and easy access deep into Europe.

The Property

This light and spacious three-bedroom terraced house offers well-proportioned accommodation with driveway parking and a lovely rear garden and is being offered for sale for the first time, having been in the same ownership since new.

The ground floor has been extended and is well laid out with a circular flow, comprising an entrance porch with a useful storage cupboard, good size hallway way, a spacious living room with feature fireplace and French doors opening into a separate dining room with access directly onto the garden, creating a lovely space for entertaining and enjoying the outdoors. A generous and extended fitted kitchen completes the ground floor.

Upstairs, there are two double bedrooms, a single bedroom and a family bathroom fitted with a P shaped bath with shower over.

Outside

Outside, the particularly good-sized rear garden is fully enclosed and offers plenty of space to relax and entertain. There is a paved patio area which runs the width of the property, a pretty pergola and path with a neat lawn area to one side and a mature, planted border to the other.

At the top of the garden is a useful metal store and a pedestrian gate giving rear access out. The front garden has been laid to paving adding the convenience of off-road parking for two vehicles.

Services

All main services are understood to be connected.

Local Authority

Folkestone & Hythe District Council, Council Offices, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Freehold

Current Council Tax Band: B

EPC Rating: C

Agents Note

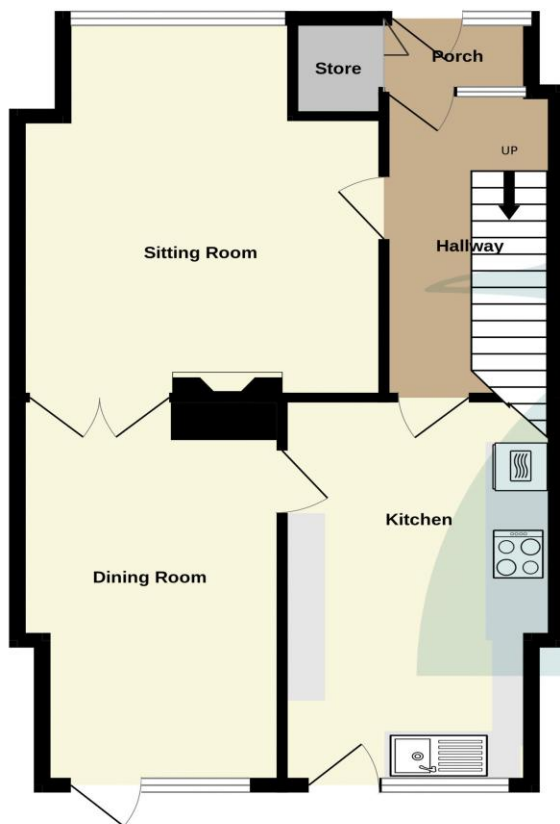
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 892000**

Ground Floor
558 sq.ft. (51.9 sq.m.) approx.

1st Floor
399 sq.ft. (37.0 sq.m.) approx.



Porch

5' 3" x 2' 11" (1.60m x 0.89m)

Entrance Hallway

11' 4" x 5' 11" (3.45m x 1.80m)

Sitting Room

11' 7" x 11' 4" (3.53m x 3.45m)

Dining Room

15' 8" x 9' 5" (4.77m x 2.87m)

Kitchen

15' 6" x 9' 6" (4.72m x 2.89m)

First Floor Landing

7' 6" x 6' 0" (2.28m x 1.83m)

Bedroom One

11' 5" x 10' 5" (3.48m x 3.17m)

Bedroom Two

11' 1" x 9' 10" (3.38m x 2.99m)

Bedroom Three

8' 8" x 7' 10" (2.64m x 2.39m)

Bathroom

7' 11" x 5' 6" (2.41m x 1.68m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 957 sq.ft. (88.9 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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