



# 8 Pierce Lane, Tenterden, TN30 6FE

Guide Price £400,000 - £425,000



GUIDE PRICE £400,000 - £425,000. Well-presented two-bedroom semi-detached home with private garden and driveway parking, positioned in a popular residential area just a short walk from the tree lined High Street of Tenterden.

The accommodation offers entrance hall with panelled wall detail, stairs to first floor and cupboard beneath, access to a useful ground floor cloakroom with WC and doorway leading to the kitchen, fitted with a range of modern wall and base units with complementing worksurfaces, integrated oven and hob with extractor above. A further doorway leads to the bright and stylish sitting/dining room with further attractive panelled wall detail and French doors out to the rear garden.

The first floor offers the master bedroom with generous mirrored door wardrobes, a further double bedroom with panelled wall detail and storage cupboard, and the family bathroom featuring contemporary metro tiles and suite comprising of a bath with shower above, pedestal basin and WC.

Externally the property features a private garden with patio, lawn area, timber shed and gate out to driveway.

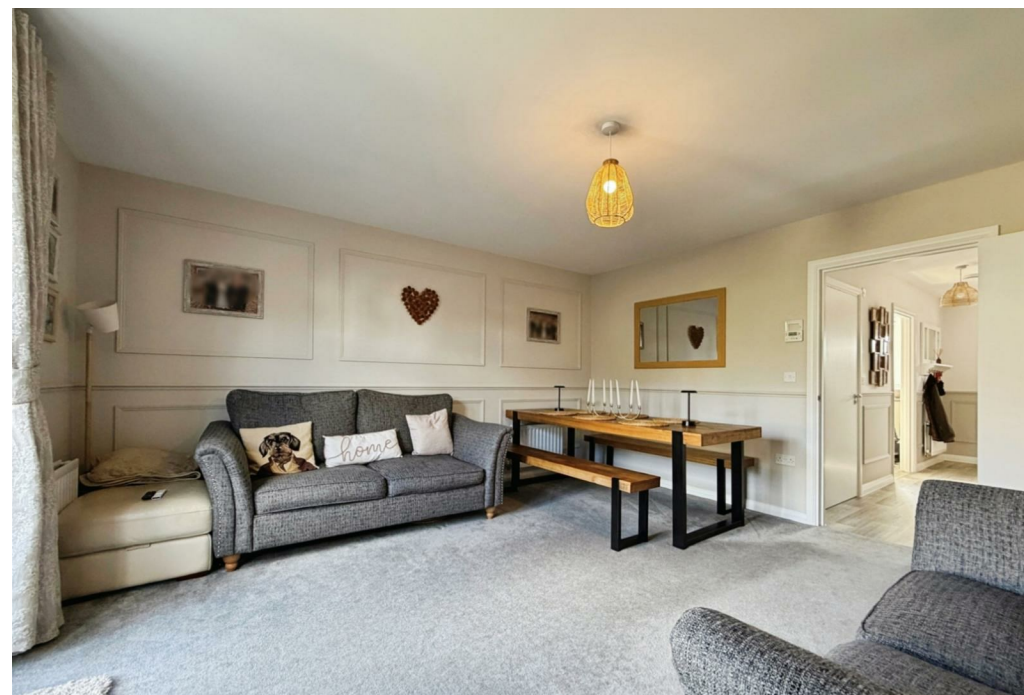
Pierce Lane is situated a short walk from the picturesque tree-lined High Street of Tenterden, a town offering comprehensive shopping including Waitrose, Tesco supermarkets and many pubs and restaurants.

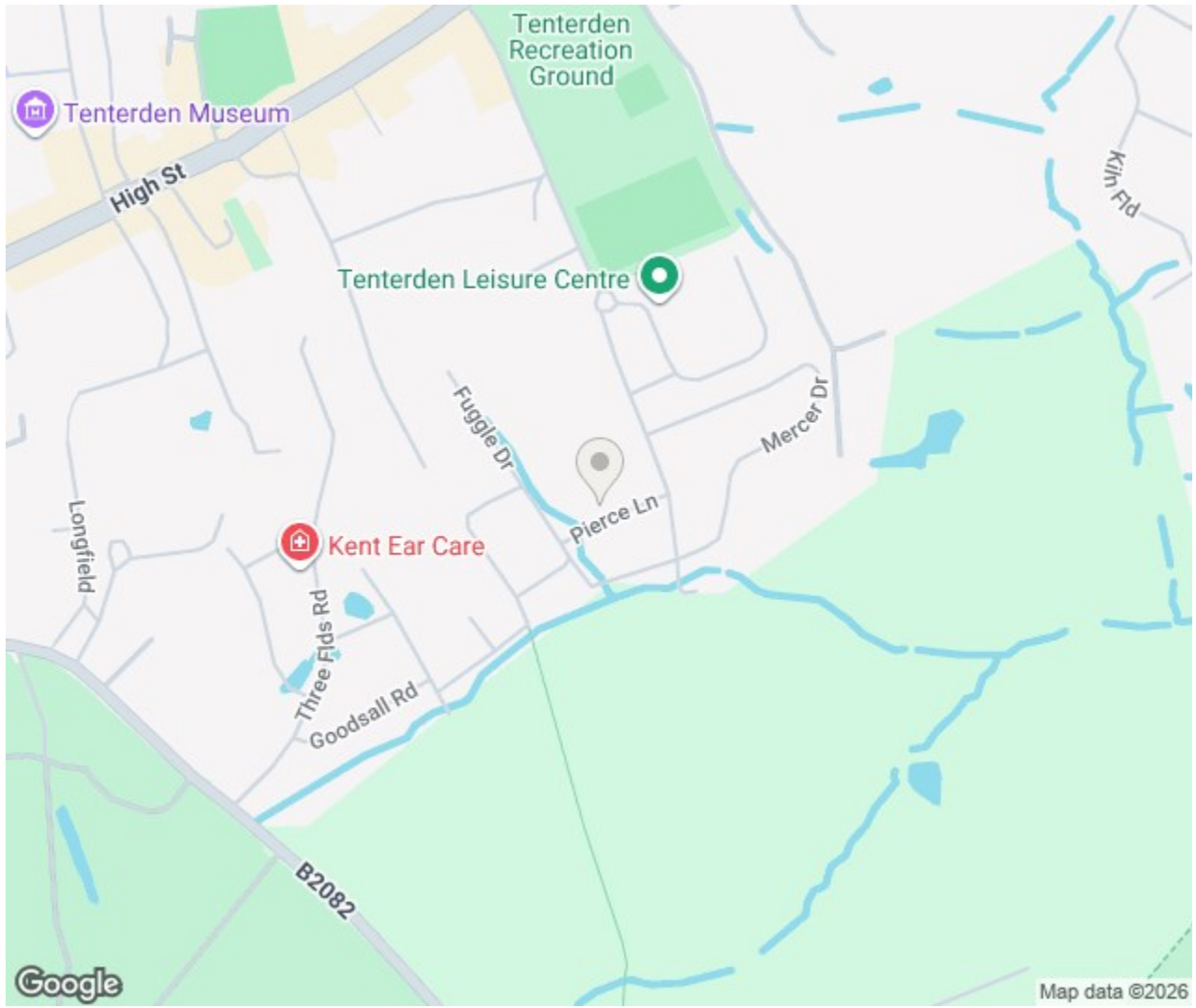
The property is ideally situated for a range of schools including Tenterden Infants and Junior schools and Homewood Secondary school, as well the local grammars and well-respected private schools nearby.

The property is within easy access of two popular golf courses, Tenterden Golf Course, and London Beach Golf Club with saltwater spa.

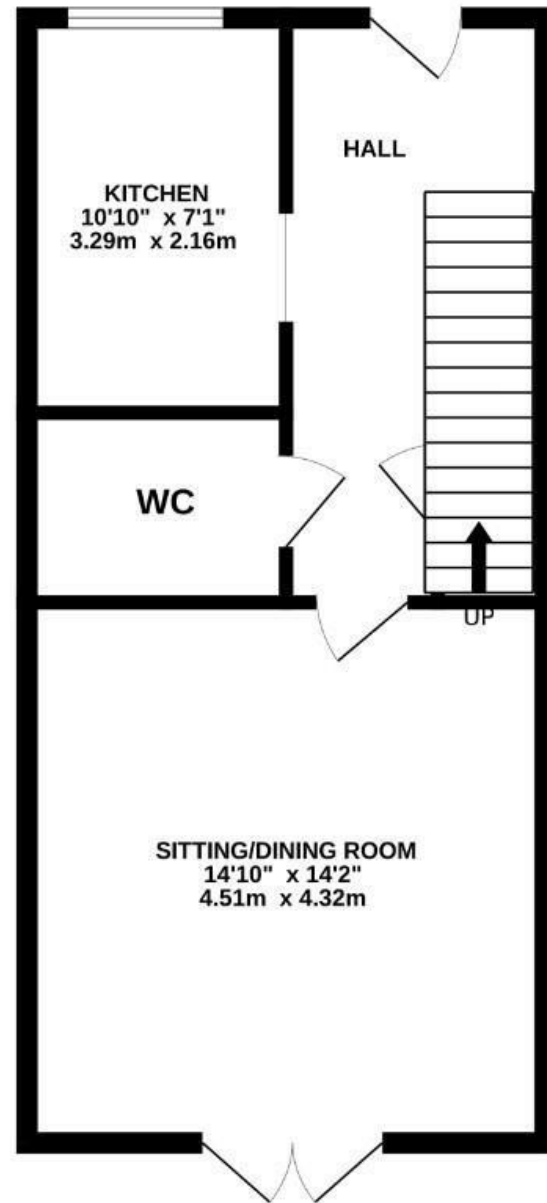
Mainline train services to London can be accessed from Headcorn (about 8 miles), or Ashford International (about 12 miles) where the high-speed service to London St Pancras departs (a journey of approx. 37 minutes). The property is also a short drive to the coast and the Eurotunnel.

Tenure – Freehold  
Annual Estate Charge - £29.37 per month  
Services - Mains electricity, gas, water and drainage.  
Broadband – Average Broadband Speed 14mb – 1000mb  
Mobile Phone Coverage – Good  
Flood Risk – Very Low

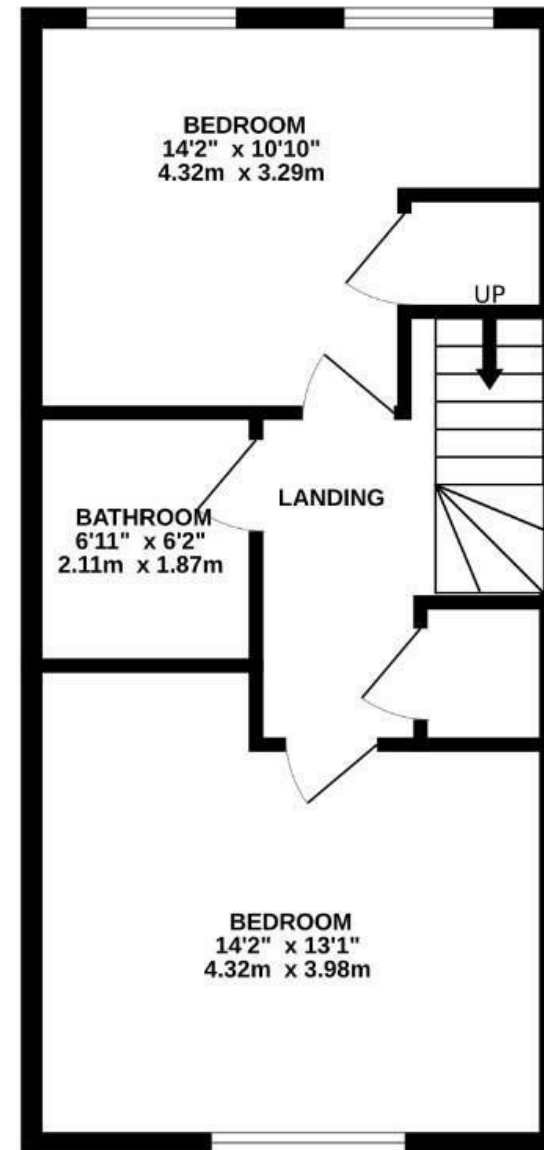




GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 874 sq.ft. (81.2 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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Tenure: Freehold  
Council Tax Band: D

- WELL PRESENTED SEMI-DETACHED HOME
- TWO DOUBLE BEDROOMS
- GENEROUS LIVING/DINING ROOM
- PRIVATE GARDEN
- DRIVEWAY PARKING
- WALKING DISTANCE TO HIGH STREET
- EPC RATING B
- COUNCIL TAX BAND D

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 95        |
| (81-91) B                                   | 84                      |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.