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St. Marys Gardens, Romney Marsh

A spacious detached bungalow with garage, parking and a sunny garden in a quiet cul-de-sac just a short walk from the beach.

£325,000

01992 87 85 80

Overall Description
This is a spacious and nicely presented detached bungalow in a quiet cul-de-sac location in the popular seaside village of Dymchurch. The property was built in 1970 and extensively updated when the current owners bought it. It has three bedrooms, although since the addition of the conservatory to the rear, the third bedroom has been used as a dining room. The property also has a sitting room with bay window, kitchen, bathroom, separate cloakroom, conservatory, entrance hall and front porch, so has plenty of spacious and flexible living accommodation for you to enjoy. Outside there is a pleasant sunny garden with brand new fence, detached garage and front garden with a long driveway offering plenty of off-street parking. If you are looking for a good-sized home in a peaceful location just a short walk from the beach then viewing is highly recommended.

Location
Living in Dymchurch offers a relaxed coastal lifestyle centred upon the glorious three-mile stretch of flat, sandy beach, perfect for walking along the sea wall trail, sea bathing or beach sports. The village has a good range of shops, pubs, cafes and restaurants including a Tesco Express Supermarket and other more tourist focussed attractions such as the Romney, Hythe and Dymchurch railway. There is plenty for locals too with the New Romney Hub Community Centre and other community centres in the area. Romney Marsh is on your doorstep, with direct access to its unique countryside, famous Martello Towers and nearby nature reserves like Dungeness. There are High Street shops, supermarkets and other amenities available at Hythe and Ashford which also has fast trains to London.

Accommodation
From the driveway the front door leads into the:

Entrance Porch 7'8 x 5'2 (2.34m x 1.57m)
Frosted windows to front and side. Door to:

Hallway 11'10 widest x 5'7 (3.61m widest x 1.70m)
Storage cupboard. Airing cupboard with factory-lagged hot water tank. Gas boiler (partially operational - works the hot water but not the warm air central heating). Loft hatch (Loft is part boarded and has ladder and light)

Sitting Room 21'3 x 11'2 (6.48m x 3.40m)
Bay window to front. Fireplace with wooden mantel and coal-effect electric fire. TV and telephone points. Serving hatch to kitchen.

Kitchen 9'10 x 8'10 (3.00m x 2.69m)
Window and glazed door to side. Kitchen units with roll-top work surfaces and sink unit. Breakfast bar. Electric hob with extractor above. Fitted electric oven, dishwasher, washing-machine and fridge.

Dining Room/Bedroom Three 9'5 x 8'8 (2.87m x 2.64m)
Doors to the:

Conservatory 11'2 x 10'10 (3.40m x 3.30m)
Of double-glazed Upvc construction on a brick base. French doors to the patio. Electric light and power. Wood-effect vinyl floor.

Bedroom One 12'4 x 8'11 (3.76m x 2.72m)
Window to rear overlooking the garden. Fitted wardrobes along one wall with integral dressing table.

Bedroom Two 12'9 x 9'5 (3.89m x 2.87m)
Window to side. Fitted wardrobes.

Bathroom 8'2 x 5'4 (2.49m x 1.63m)
Frosted window to side. Panel bath with shower attachment. Fitted shower cubicle with tiled surround. Vanity unit with wash-hand basin and cupboard beneath. Tiled floor. Half-tiled walls.

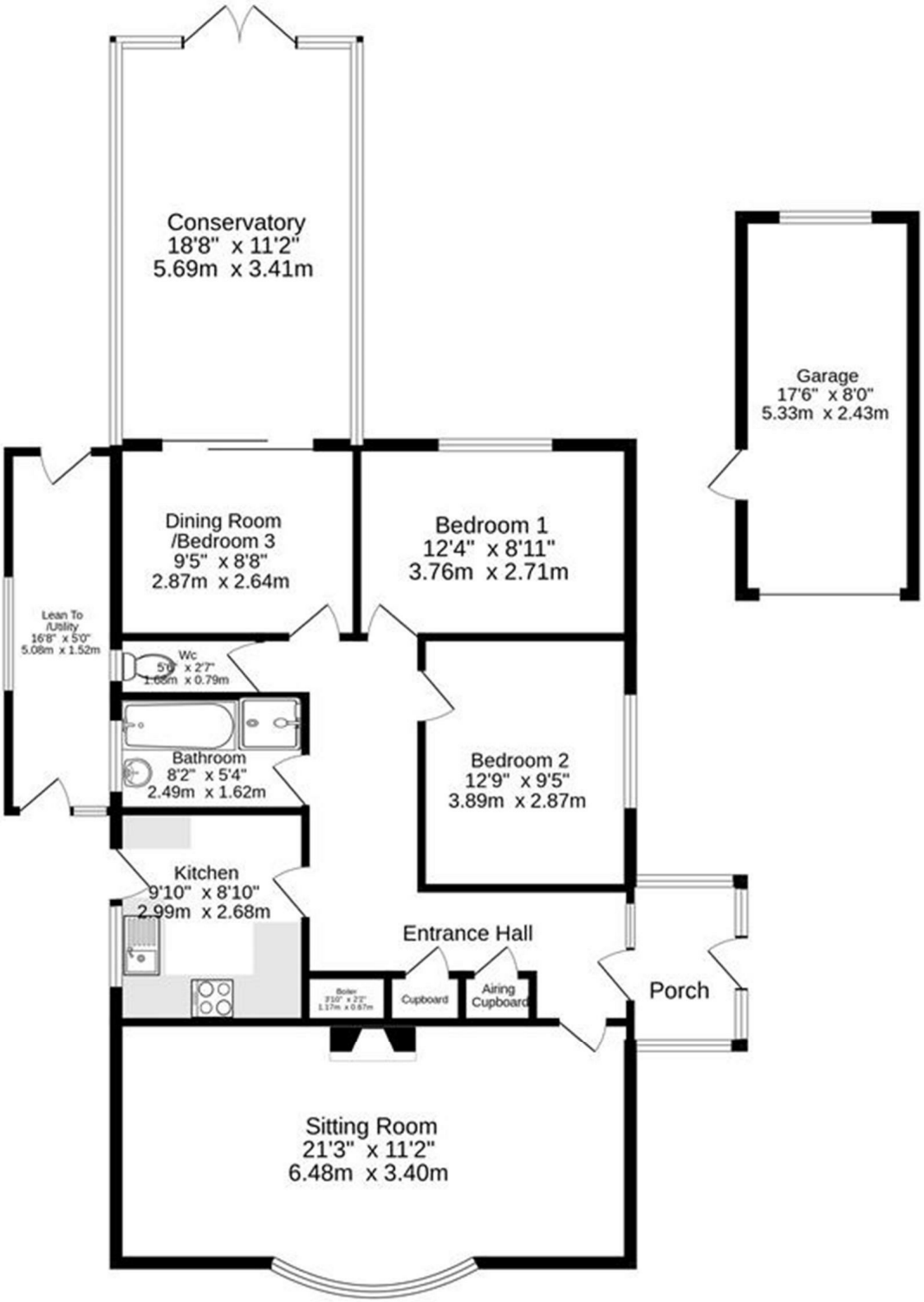
Cloakroom 7'7 x 5'6 (2.31m x 1.68m)
Frosted window to side. Low-level wc.

Lean-to Garden Store Room 16'8 x 5' (5.08m x 1.52m)
Of Upvc construction with doors to the front and back into the garden. Electric power. Potential for use as a utility as the plumbing is next door in the bathroom and cloakroom.

Outside
The property has a front garden, mainly laid to lawn, with a private driveway leading up to the GARAGE: 17'6 x 8' with garage door to the front, window to the rear, door to the side, electric light and power. A gate leads through to the back garden which has a central lawn, patio area by the conservatory, garden shed and a new fence for privacy.

Services & Other Info.
Mains water, drainage, electricity and gas. The property is double-glazed and while the original warm air central-heating is no longer working, there are options for fitting an electric wall-mounted system which we can discuss with you. Council Tax Band: D. TV aerial. Telephone connected.

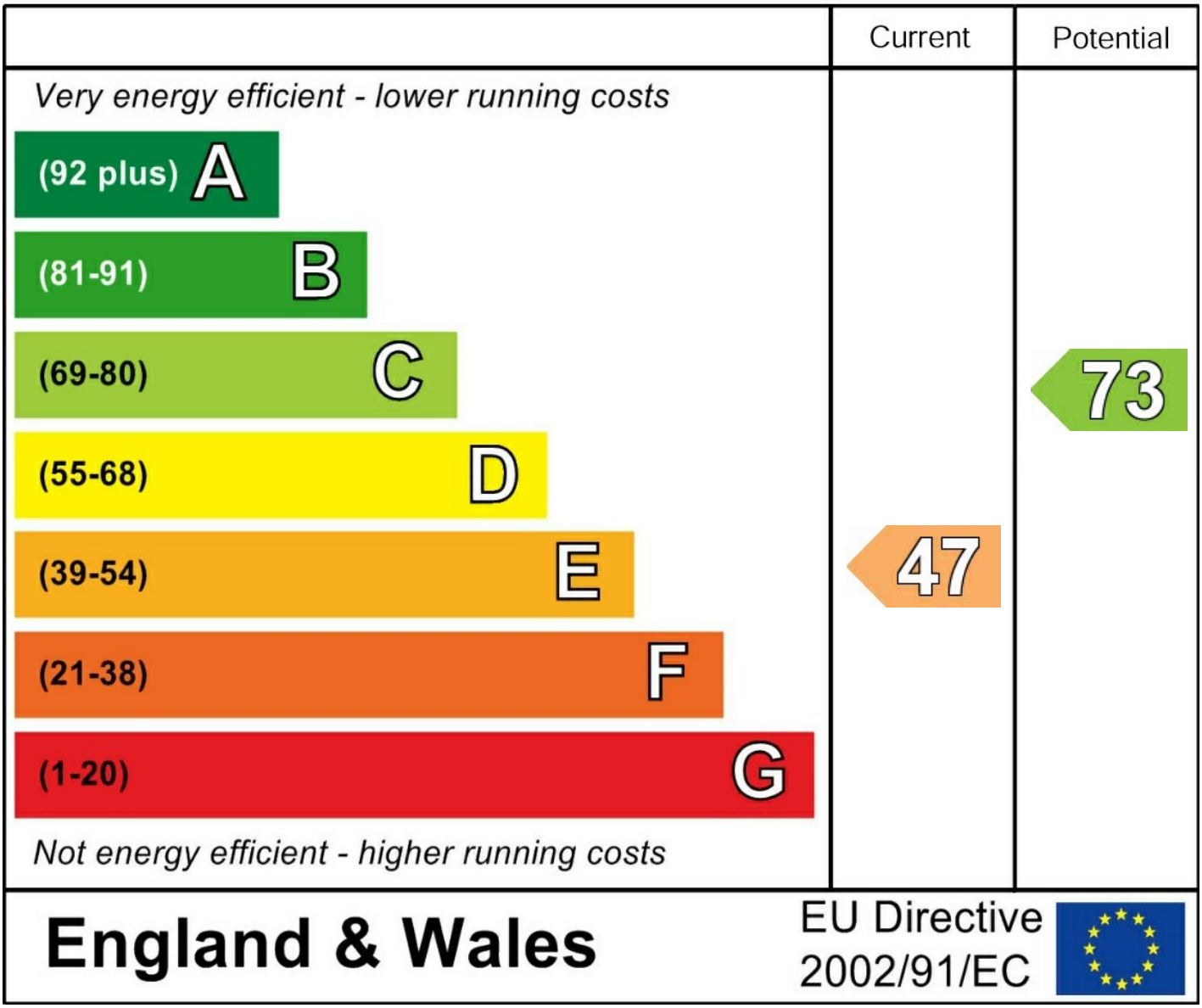
Ground Floor
1378 sq.ft. (128.0 sq.m.) approx.



TOTAL FLOOR AREA : 1378 sq.ft. (128.0 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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Energy Efficiency Rating



Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.

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