



2 The Glade, Shipbourne Road, Tonbridge, Kent, TN10 3RS

£250,000

**Waghorn
&
Company**

Independent Estate Agents

*** Highly sought after Towngate Wood development with peaceful surroundings and friendly community * Well positioned towards the end of the development with adjoining fields nearby * Bright sitting room with two bow windows and feature fireplace * Fitted kitchen with range of base and wall units and gas central heating * Two bedrooms with built-in wardrobes * Driveway to the side leading to garage providing off road parking ***

Waghorn & Company are pleased to offer this one bedroom park home situated within the highly sought after Towngate Wood development. Known for its peaceful surroundings, friendly community and convenient access to local shops, bus routes and amenities, Towngate Wood remains a popular choice for park home living. The property is located towards the end of the development, enjoying a pleasant position with adjoining fields nearby, adding to the sense of space and tranquillity.

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

Entrance

Access is via a frosted double glazed door leading into the entrance hall, with radiator and doors to the bedrooms, shower room and dining room.

Dining Room

Double glazed window to the side, radiator and newly fitted carpet, with an archway opening through to the sitting room and a further door leading to the kitchen, creating a comfortable and practical layout.

Sitting Room

Two double glazed bow windows to the front and a further double glazed window to the side, allowing for excellent natural light. There are two radiators and a feature brick fireplace with tiled hearth and inset electric fire, forming an attractive focal point.

Kitchen

One and a half bowl stainless steel sink and drainer with cupboards under, complemented by a range of matching base and wall units. There is space for a freestanding gas cooker with extractor hood over, ceramic splash back tiling, a radiator and a cupboard housing the gas boiler serving the domestic hot water and central heating system. additional storage cupboard with sliding door and a double glazed door and window provide additional light and access.





Bedroom 1

Double glazed window to the side, newly fitted carpet, radiator and a selection of built in wardrobes with matching vanity unit.

Bedroom 2

Double glazed window to the side, radiator, built in wardrobes, fitted vanity unit with wall mirror and two wall light points.

Shower room

The shower room is fitted with a suite comprising shower enclosure, wash hand basin and low level WC. Double glazed window to side, tiled floor and heated towel rail.



Outside

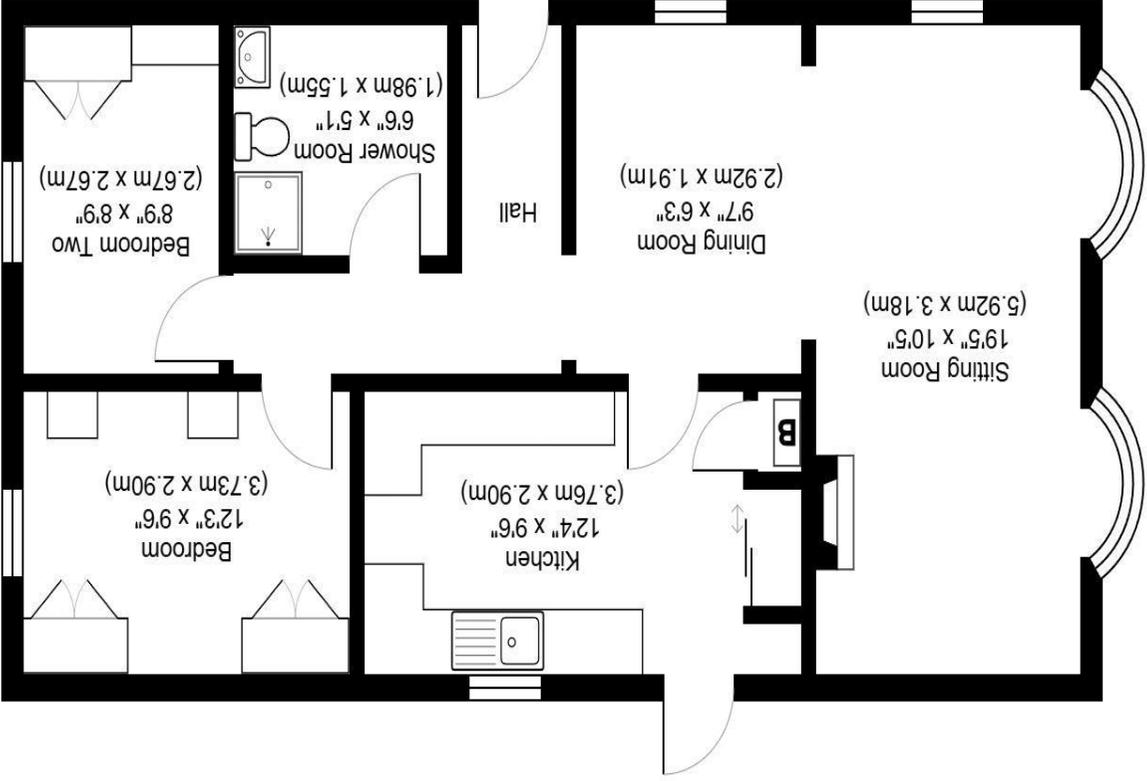
Externally, there is a driveway located directly to the side of the property leading to a garage, providing off road parking and storage.

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

Details No. 1 TW/JW

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.

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