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TENTERDEN

8 Westwell Court, Tenterden,TN30 6TS

Guide Price £375,000 - £400,000

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GUIDE PRICE £375,000 - £400,000. NO ONWARD CHAIN. Enviably positioned mid-terrace home offering three bedrooms and additional loft room, private garden and garage en-bloc with off road parking, situated in a popular residential area just a short walk to the picturesque High Street of Tenterden.

The accommodation offers an entrance hall with access to a useful cloakroom with WC, stairs to first floor with storage beneath and doorways leading to the kitchen and a bright and spacious double aspect sitting/dining room with windows overlooking the front and rear garden, feature fireplace and doorway leading through to the galley style kitchen. The kitchen is fitted with a range of wall and base units and offers space for appliances with further doorway leading through to the conservatory, with French doors out to the garden.

The first floor offers the master bedroom with window overlooking the front and generous built in storage, a second double bedroom with further built in storage and wash basin, a third single bedroom and the family bathroom with suite comprising of a bath with shower above, pedestal basin, WC and heated towel radiator.

Ladder stairs lead up to a generous loft room with Velux windows and eaves storage, offering scope for conversion subject to the necessary permissions.

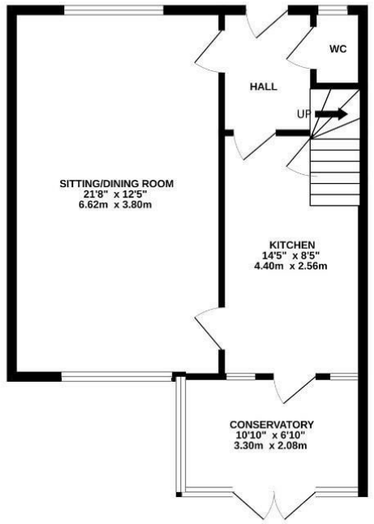
Externally, the pretty rear garden is laid to lawn with well stocked beds displaying an array of mature shrubs and plants with patio area. To the front is a small lawn area with pathway leading to the en-bloc garages and a further unallocated residents parking area.

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

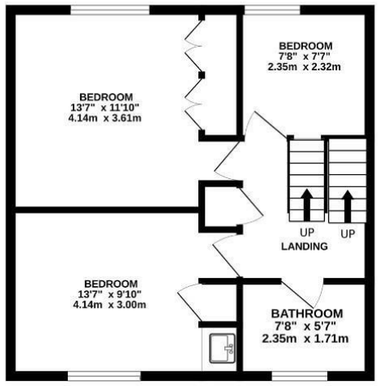
This wonderful home occupies a popular location and is within easy access of two popular golf courses, Tenterden Golf Course and London Beach Golf Club with saltwater spa. Mainline train services to London can be accessed from Headcorn (about 8 miles) or Ashford International (about 12 miles) where the high-speed service to London St Pancras departs with a journey of approx. 37 minutes. The property is also a short drive to the coast and Eurotunnel terminal.

Tenure - Freehold
Services – Mains electricity, water, drainage and gas central heating.
Broadband – Average Broadband Speed 13mb – 1000mb
Mobile Phone Coverage – Okay – Good
Flood Risk – Very Low
EPC Rating - TBC

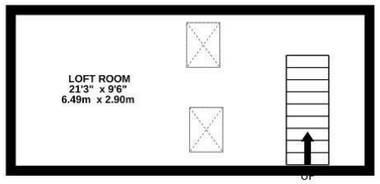
GROUND FLOOR
527 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



2ND FLOOR
202 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA : 1191 sq.ft. (110.6 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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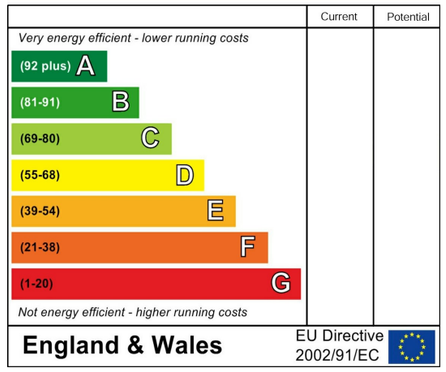
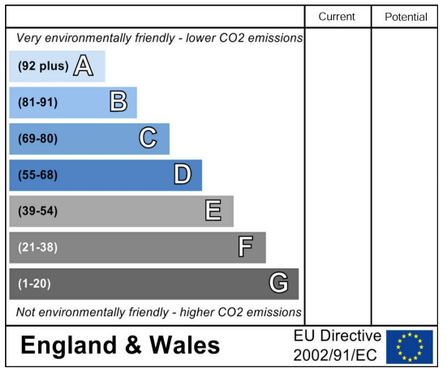
Tenure: Freehold
Council Tax Band: E

- THREE BEDROOM MID TERRACE
- NO ONWARD CHAIN
- ENVIABLE LOCATION CLOSE TO HIGH STREET
- THREE BEDROOMS AND ADDITIONAL LOFT ROOM
- SPACIOUS SITTING / DINING ROOM
- CONSERVATORY & DOWNSTAIRS CLOAKROOM
- PRIVATE REAR GARDEN
- GARAGE EN BLOC AND OFF-ROAD PARKING
- EPC RATING TBC





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.

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