

**RUSH
WITT &
WILSON**



**5 Six Fields Path, Tenterden, Kent TN30 6EX
Guide Price £399,950 Freehold**

Rush Witt & Wilson are pleased to offer this extremely well presented semi-detached home occupying a highly convenient lane location tucked off Tenterden High Street, overlooking the towns allotments to the front.

Constructed in 2020, this impressive home has been finished to a high standard through-out and offers generous accommodation arranged over two floors. Comprising of an entrance hallway, cloakroom, fitted kitchen and living/dining room with direct access to the garden on the ground floor. On the first floor are two double bedrooms, the main with an en-suite shower room and family bathroom. Outside the property offers an allocated parking space and enclosed gardens to the front and rear, the latter enjoying a westerly facing aspect. Further benefits include the remainder of a 10 year Premier building warranty and gas fired central heating.

Occupying a highly desirable position just 150 yards from the High Street, an internal inspection of this impressive home is highly recommended. For further information and to arrange a viewing please call our Tenterden office.

Entrance Hallway

Entrance door with half circle window over to the front elevation, stairs rising to the first floor with fitted storage cupboard beneath, radiator, grey wash oak kardean flooring, glazed door to the living/dining room and further doors to:

Cloakroom/WC

Fitted with a white suite comprising low level W.C, wall mounted wash-hand basin with fitted mirror above, radiator and grey wash oak kardean flooring.

Kitchen

10'4 x 6'10 (3.15m x 2.08m)

Fitted with a range of grey shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with matching splash-back and inset 1.5 bowl stainless steel sink/drain, inset BOSCH induction hob with glass back plate and stainless steel extractor canopy above, upright unit housing integrated NEFF double oven, integrated NEFF fridge/freezer, integrated NEFF dishwasher, integrated NEFF washer dryer, recessed ceiling spot lights, window to the front elevation with fitted half plantation shutters, radiator and grey wash oak kardean flooring.

Living/Dining Room

15'11 x 13'11 (4.85m x 4.24m)

With double glazed doors to the rear elevation allowing access to the garden, radiator and grey wash oak kardean flooring.

First Floor

Landing

With stairs rising from the entrance hallway, fitted airing/storage cupboard housing wall mounted gas fired boiler, access to loft space and connecting doors to:

Bedroom One

14'1 max x 11'9 max (4.29m max x 3.58m max)

With windows to the rear elevation with fitted plantation shutters, full height fitted double wardrobe with mirrored sliding doors, radiator and door to:

En-Suite Shower Room

Fitted with a contemporary suite comprising low level wc with concealed cistern, wall mounted wash-hand basin, large shower cubicle with fitted glass sliding door, stainless steel heated towel rail, fitted mirror, part tiled walls and tiled flooring.

Bedroom Two

13'11 max x 9'6 (4.24m max x 2.90m)

With two windows to the front elevation enjoying a pleasant outlook over the town allotments, both with fitted plantation shutters, fitted wardrobe and radiator.

Bathroom

Fitted with a contemporary suite comprising low level W.C with concealed cistern, wall mounted wash-hand basin, panelled bath with mixer tap, shower above and fitted screen, heated towel rail, fully tiled walls, tiled flooring and fitted mirror.

Outside

Garden/Allocated Parking Space

To the front is a small area of garden planted with a selection of shrubs and space for a garden bench to enjoy to views across the allotments, being fully enclosed with white picket fencing and gated pathway leading to the front door. A pathway to one side with gated access leads to:

The rear garden offers a paved patio area abutting the rear of the house offering an ideal spot for outside dining/entertaining with

leads to an level area of lawn. To the rear of the property is one allocated parking space (marked plot 134) with visitors parking available along Three Fields Road.

Agents Note

Council Tax Band - D

Please note there is yearly maintenance charge of circa £300 (tbv) which covers the upkeep of all the communal areas.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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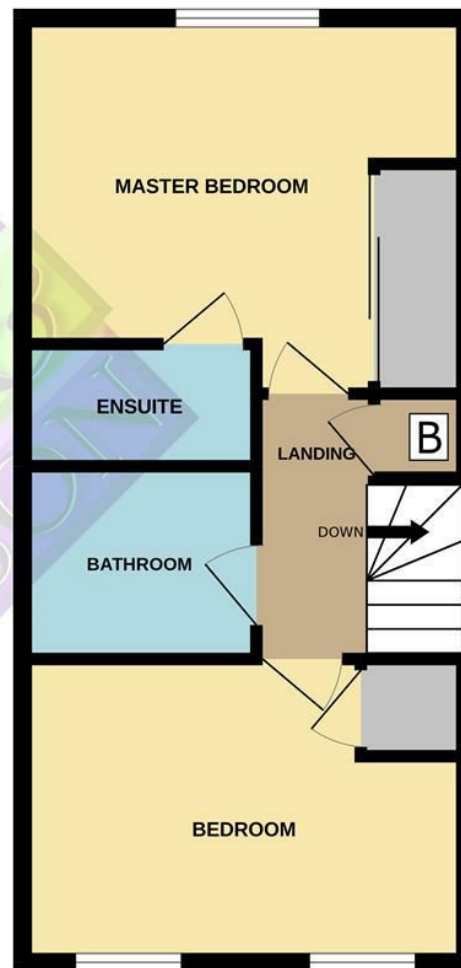
4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

GROUND FLOOR



1ST FLOOR



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		Current	Potential
Very energy efficient - lower running costs	(92-100) A	83	95
	(81-91) B		
	(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(25-49) A	83	95
	(31-41) B		
	(40-48) C		
	(49-68) D		
	(69-84) E		
	(85-101) F		
	(102-120) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



