



20 Carlton Close , Shipbourne Road, Tonbridge, Kent, TN10
3RS

Offers in the Region Of £225,000

**Waghorn
&
Company**
Independent Estate Agents

*** Double park home for the over 50's * Sold with no onward chain * Driveway * Viewing highly recommended * Well Kept Garden * EPC N/A Council - Council Tax Band B £1832.58 P.A ***

Waghorn & Company are delighted to present to the market this exceptional park home, ideally situated within the highly sought-after Town Gate Wood development in Tonbridge, renowned for its friendly and welcoming community. This charming home is offered with no onward chain and features spacious accommodation, central heating, and is set on a particularly desirable plot. The property benefits from convenient access to local shops, amenities, and public transport links, making it an excellent opportunity for those seeking a peaceful yet well-connected lifestyle. Viewing is highly recommended to fully appreciate all that this unique home has to offer.

Front Garden

to the front of the property is a block paved driveway for one car, with the remainder of the garden being mainly laid to lawn and steps leading to entrance door.

Entrance

Access is via a canopied entrance porch with double glazed frosted door leading to entrance hall.

Entrance Hall

Doors to bedrooms, bathroom, living room, storage cupboard and kitchen, access to loft space and radiator.

Bedroom 1 12' 9" x 9' 7" (3.88m x 2.92m)

Double glazed window to rear, selection of built in wardrobes, draws and vanity area, wall mounted mirror and radiator.

Bedroom 2 9' 10" x 9' 7" (2.99m x 2.92m)

Double glazed window to front, selection of built in wardrobes, draws and vanity area, wall mounted mirror and radiator.

Bathroom 6' 8" x 5' 8" (2.03m x 1.73m)

Double glazed frosted window to front, corner shower cubicle, low level W/C, hand wash basin set within vanity unit, ceramic wall tiling, extractor fan and heated chrome towel rail.

Kitchen 9' 6" x 14' 4" (2.89m x 4.37m)

Double glazed window to rear, double glazed frosted door to rear garden, one and a half bowl stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, integrated mini dishwasher, inset four ring gas hob with electric oven under and extractor fan over, archway through to dining area, space and plumbing for washing machine, space for freestanding fridge/ freezer and extractor fan.

Living / Dining Room

Dining area 9' 6" x 10' 0" (2.89m x 3.05m)

Double glazed bay window to side and radiator.

Living Room 9' 8" x 17' 10" (2.94m x 5.43m)

Double glazed window to side, double glazed bay window to front and two radiators.





Rear Garden

Steps leading to a paved patio area with stone shingle area to side and flowered rear boarder, concrete shed and outside water tap.

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". We understand the ground rent is approximately £200.61 Per Month. This would need to be confirmed by Berkley Homes prior to completion.

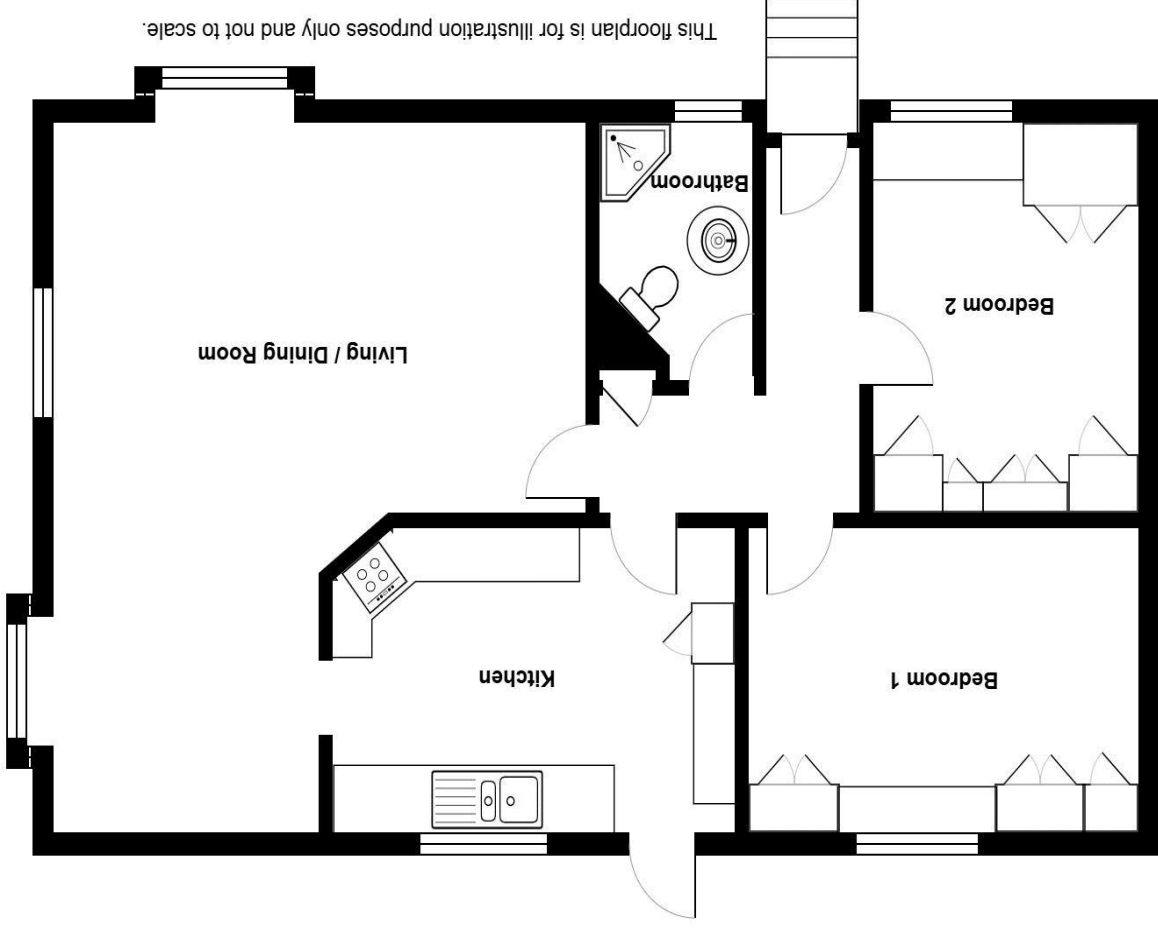


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This floorplan is for illustration purposes only and not to scale.

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