





# 25 Eastwell Barn Mews, Tenterden, TN30 6QW

## Guide Price £400,000 - £425,000



GUIDE PRICE £400,000 - £425,000. NO ONWARD CHAIN.

Attractive three-bedroom end of terrace home located just a few minutes' walk from the picturesque tree lined Tenterden High Street, positioned in a popular residential area with views over the countryside and steam railway.

The accommodation comprises of entrance hall with doorways leading to a cloakroom with WC and a bright kitchen with French doors out to the rear garden, fitted with a range of shaker style wall and base units, integrated dishwasher, washing machine, under counter double oven, and hob with extractor above. From the hall, a further doorway leads on to a double aspect sitting/dining room with generous under stairs cupboard.

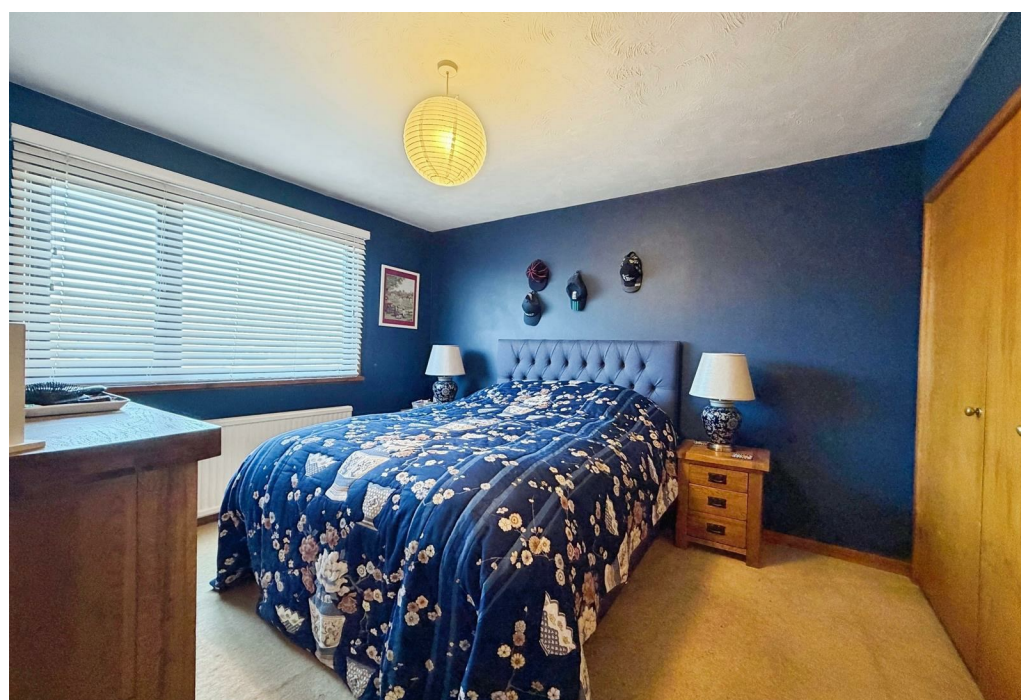
The first-floor accommodation offers a double bedroom to the front of the property with built in storage which enjoys far reaching countryside views, a second double bedroom also with built in storage, a single bedroom and a modern family bathroom comprising of a bath, separate walk-in shower cubicle, wash basin with vanity storage beneath and WC.

Externally, the landscaped rear garden offers a low maintenance, private space with gate providing access out to the road and the garage en-bloc with parking in front, with further unrestricted road parking available.

The popular town of Tenterden offers comprehensive shopping, including Waitrose and Tesco supermarkets, and many pubs and restaurants. The property 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 departs to London St Pancras (a journey of approx. 37 minutes). The property is also within a 20-minute drive to the coast and 30 minutes' drive to Euro Tunnel. There are a range of local schools including St Michaels Primary school, Tenterden Infants and Junior schools, and Homewood Secondary school.

Tenure - Freehold  
Services – Mains Water, Sewerage, Electricity and Gas Central Heating  
Broadband – Average Broadband Speed - Good  
Mobile Phone Coverage – Good  
Flood Risk – Very Low





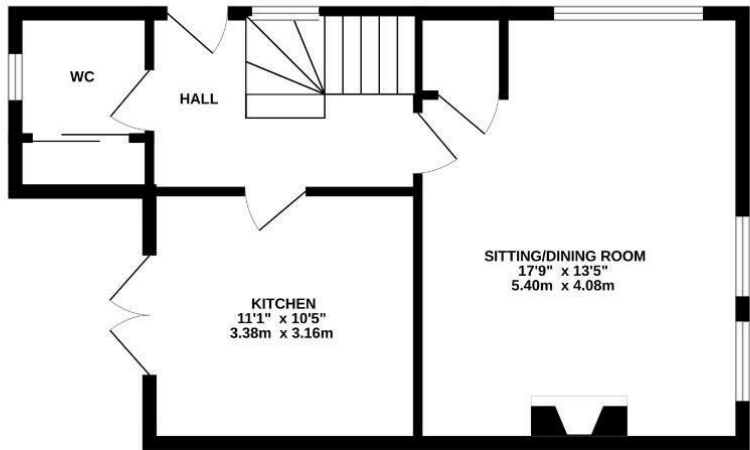




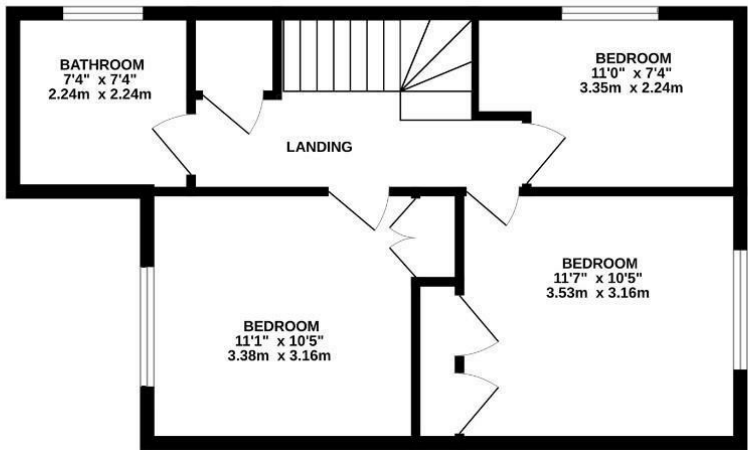
Tenure: Freehold  
Council Tax Band: D

- NO ONWARD CHAIN
- THREE BEDROOM END OF TERRACE HOME
- KITCHEN WITH FRENCH DOORS OUT TO GARDEN
- ENVIABLE LOCATION
- WALKING DISTANCE TO HIGH STREET
- VIEWS OVER THE COUNTRYSIDE AND STEAM RAILWAY
- GARAGE EN-BLOC
- COUNCIL TAX BAND D - EPC RATING TBC

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 plus) A                                 |                         |           |
| (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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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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