



26 Mercer Drive, Tenterden, TN30 6FB

For Sale By Modern Method Of Auction -  
Starting Bid £360,000

 2  2  1  B

Well-presented semi-detached home built by Dandara in 2021, offering two bedrooms and two bathrooms, positioned on a larger than usual plot with off-road parking in a popular residential area just a short walk from the tree lined High Street of Tenterden.

The accommodation offers entrance hall with stairs to first floor and cupboard beneath, access to a useful ground floor cloakroom with WC and doorways leading to the kitchen, fitted with a range of modern shaker style wall and base units with complementing worksurfaces, integrated dishwasher, oven and hob with extractor above, and a stylish sitting/dining room with French doors out to the rear garden.

Stairs to the first-floor lead on to the master bedroom with en-suite shower room, a further bedroom with generous storage cupboard and a modern family bathroom.

Externally the property features a larger than usual garden with patio, lawn area, timber shed and private space to the side with gate out to driveway.

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

The property is ideally situated for a range of schools including Tenterden Infants and Junior schools and Homewood Secondary school, as well the local grammars and well-respected private schools nearby.

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 to London St Pancras departs (a journey of approx. 37 minutes). The property is also a short drive to the coast and the Eurotunnel.

Tenure – Freehold  
Annual Estate Charge - £287.61 per annum  
Services - Mains electricity, gas, water and drainage.  
Broadband – Average Broadband Speed 14mb – 1000mb  
Mobile Phone Coverage – Okay – Good  
Flood Risk – Very Low

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

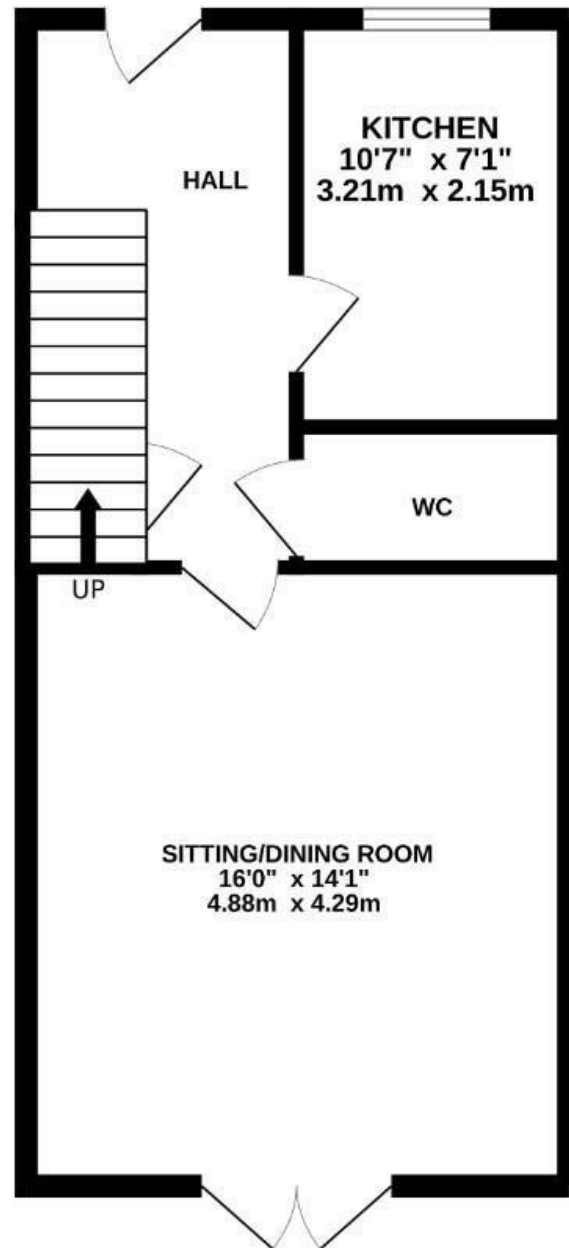
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

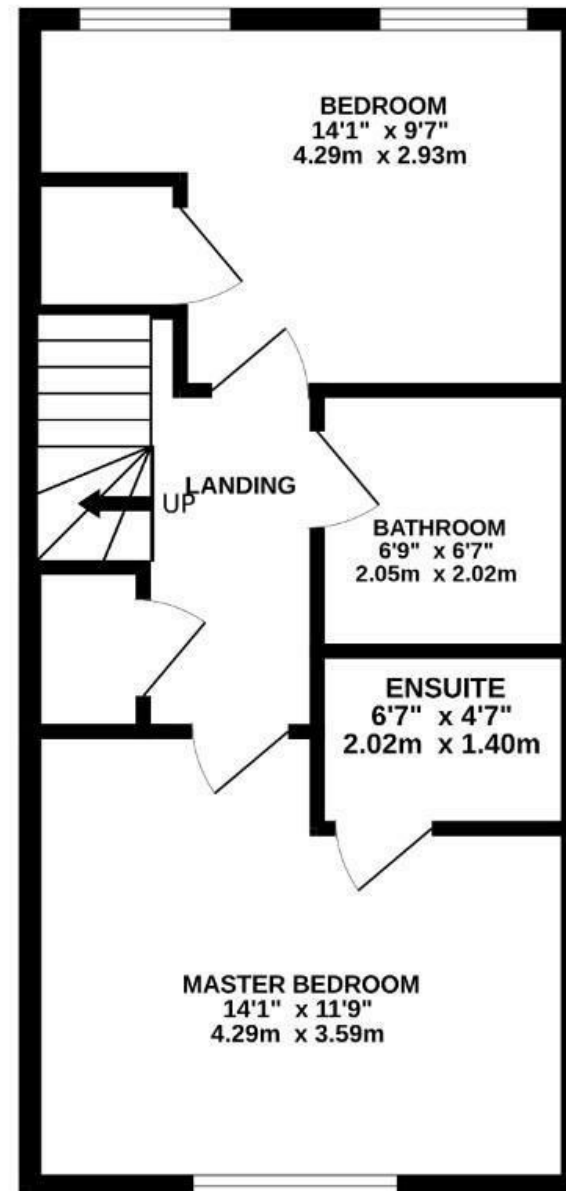




GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 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: D

- TWO BEDROOM SEMI DETACHED
- FOR SALE BY MODERN METHOD OF AUCTION
- EN-SUITE AND FAMILY BATHROOM
- LARGER THAN USUAL GARDEN
- DRIVEWAY PARKING
- WALKING DISTANCE TO HIGH STREET
- EPC RATING B - COUNCIL TAX BAND D
- SUBJECT TO A HIDDEN RESERVE PRICE
- BUYERS FEES APPLY
- BUYERS INFORMATION PACK AVAILABLE

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 95        |
| (81-91) B                                   | 83                      |           |
| (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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.