



tersons



Freehold

£210,000

27 Elm Road
St Marys Bay
Kent
TN29 0ST

Smashing bungalow located on the TREES ESTATE being sold through Tersons with NO ONWARD CHAIN.

Bright, clean and tidy, this property is ready to move in.

Local Information

Located 0.3 from the centre of St Mary's Bay.

Nearest primary school:
Dymchurch Primary School
1.7 miles

Nearest secondary school:
The Marsh Academy
1.9 miles



Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract.(2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness.(3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property.(4) These details do not form part of any contract to purchase or lease the property.

Property Details

Tersons are pleased to offer this lovely 2 bedroom semi detached bungalow on the Trees Estate.

Located in the butterfly of Elm Road, you are perfectly hidden away from the main through roads. Shops nearby are in walking distance and a good and regular bus service runs from the main Dymchurch Road in both directions.

The property has been well maintained and has very recently had a new Worcester Bosch Combi boiler installed, and a new shower. In the kitchen, there is a brand new 4 ring electric hob and brand new electric double oven as well as a brand new fridge and freezer. The property is really ready to move in to. The property is being sold with NO ONWARD CHAIN.

These bungalows don't hang around so an early viewing is strongly advised.

The accommodation comprises
(measurements are maximum, taken into bays and extremes):-

ENTRANCE HALL 5'6 x 2'11 (1.68m x 0.89m)

PVCu door with coloured frosted side pane, coved ceiling, carpet as laid, cupboard housing gas meter and consumer unit.

LIVING ROOM 18'10 x 11'11 (5.74m x 3.63m)

PVCu double glazed window with vertical blinds, 1 double radiator, 1 single radiator, coved ceiling, carpet as laid, wall lights and ceiling lights.

REAR LOBBY 5'7 x 2'7 (1.70m x 0.79m)

Airing cupboard, coved ceiling, carpet as laid.

KITCHEN 11'8 x 7'6 (3.56m x 2.29m)

Good range of wall and base units, brand new 4 ring electric hob with extractor over, brand new wall built-in double oven, brand new Beko fridge, brand new Beko freezer, 1 ½ bowl stainless steel sink with inset drainer and mixer taps, PVCu double glazed window with vertical blinds, PVCu door to the side of the building leading to garden. Marley floor tiles, 4 double power point sockets.

BEDROOM 1 12'1 x 8'1 (3.68m x 2.46m)

PVCu double glazed window with vertical blinds, single radiator, carpet as laid, coved ceiling, fitted wardrobes, loft hatch (with ladder) to roof space. It is advised the loft ladder should be replaced.

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BEDROOM 2 9' x 8'9 (2.74m x 2.67m)

PVCu double glazed window, single radiator, Marley floor tiles, vertical blinds

SHOWER ROOM 6'7 x 5'7 (2.01m x 1.70m)

Large walk-in shower, tiled floor to ceiling, ladder style radiator, basin with vanity oven below, low level WC, frosted PVCu double glazed window with vertical blinds, carpet as laid.

OUTSIDE

FRONT GARDEN

Bounded by low wall, lawn area, shrubs, side access to the rear.

REAR GARDEN

Patio area, lawn, shrubs, greenhouse, 2 sheds, fenced to both sides and brick wall to the rear.

GARAGE

Garage en-block with access from Beechwood Close. Has an up and over door.

The vendor has informed us of the following:-

Council Tax Band:-

Mains Gas:-

Mains Electricity:-

Mains Water:-

Drainage:-

VIEWINGS

Strictly by arrangement with the agents, Tersons. 01797 364600

www.tersons.com

10th June 2016

Reference: 1973

Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose