



**Freehold**

**£239,950**

14 Samuel Mews  
Lydd  
Kent  
TN29 9LD

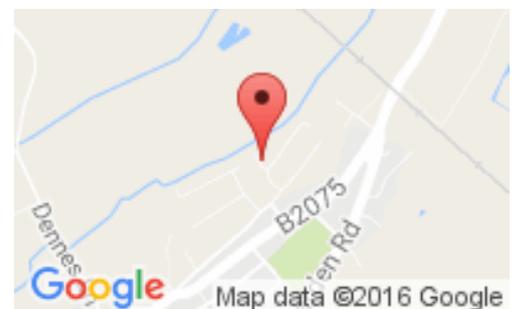
Tersons are delighted to offer For Sale this lovely 3 bedroom detached house in a pretty cul-de-sac in Lydd. The property is situated close by to local amenities and Lydd High Street. The property is IMMACULATE and has a beautiful rear garden.

#### **Local Information**

Located 0.5 from the centre of Lydd.

Nearest primary school:  
Lydd Primary School  
0.5 miles

Nearest secondary school:  
The Marsh Academy  
2.6 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

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For Sale through Tersons online 01797 364600, this 3 double bedroom detached house is located in a pretty little cul-de-sac.

The property enjoys 3 double bedrooms, bathroom, fitted kitchen with brand new gas hob and electric oven, a very spacious living room overlooking the garden. The property has a garage linked to the property and there is off road parking. The rear garden is enclosed and is a real sun trap. The property is located close by to all local amenities including shops, beaches and bus routes.

Priced realistically, this property will not hang about; therefore, call Tersons today to book your viewing.

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

### Ground Floor

Hallway 16'10 x 3'05

PVCu part glazed front door, wood effect laminate flooring, storage cupboard, double radiator.

Downstairs WC 6'05 X 2'10

Low level W/C, pedestal sink with hot and cold taps, single radiator, wood effect laminate, PVCu frosted window.

Kitchen 10'11 x 10'06

Good range of wall and base units, space for washing machine and dishwasher, single bowl sink with drainer and mixer taps, work top to 3 walls, PVCu windows, 4 ring gas hob with hot plate, electric oven under, Worcester Combi boiler, ceramic floor tiles, space for fridge freezer. Double radiator.

Living/Dining Room 17'09 x 17'08 narrowing 10'06

PVCu Window, PVCu doors opening out to rear garden, 2 single radiators, coved ceiling, wood effect laminate floor, thermostat heating control.

### First Floor

Landing 10'08 x 6'05

Access to loft which is boarded and has power, Airing cupboard. Newly fitted carpet.

Bedroom 1 14'07 x 10'10

Fitted wardrobe, single radiator, PVCu Window, coved ceiling, newly fitted carpet.

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Bedroom 2 10'10 x 9'10

PVCu window, single radiator, fitted wardrobe, coved ceiling, newly fitted carpet.

Bedroom 3 11'01 x 9'01

PVCu Window, single radiator, newly fitted carpet.

Bathroom 6'05 x 6'05

White suite comprising of panelled bath with mixer taps and shower over, low level W/C, single radiator, extractor fan, ceramic floor, tiled walls floor to ceiling.

Outside

Rear Garden

Good size rear garden mainly laid to lawn with patio.

Front Garden

Off road parking for several cars, Garage with loft space.

The vendor has informed us of the following:-

Council Tax Band:- D

Mains Gas- British Gas

Mains Electricity- British Gas

Mains Water- Affinity Water

Drainage- Southern Water

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

[www.tersons.com](http://www.tersons.com)

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