



'Our Focus Determines Your Reality'



Coombe Lane
Tenterden
Kent
TN30 6HD



Sitting Room * Kitchen/Dining Room
Utility/Cloakroom

Principal Bedroom * Further Double Bedroom
Family Shower Room

Communal Courtyard Garden



CHARMING MID-TERRACE COTTAGE

Believed to date from 1910, this charming mid-terrace cottage occupies a tucked away position, just off the High Street in the sought after Cinque Port town of Tenterden. The cottage is ideal on many fronts, as a lock-up and go, a holiday let or a comfortable home, within walking distance of the local amenities.

The accommodation consists of a sitting room with fireplace and door to the courtyard garden, a double aspect kitchen/dinning room and a utility/cloakroom on the ground floor.

On the first floor there is a principal bedroom, a further double bedroom and a family shower room.

Outside there is a communal courtyard garden. A gate from the courtyard garden leads onto Coombe Lane where although the property does not have its own parking there is on street parking and a car park nearby.



TENTERDEN

Tenterden is a picturesque, Cinque Ports town with a tree-lined high street offering a comprehensive range of shops, including Waitrose and Tesco Supermarkets, cafés, bars, pubs, and restaurants.

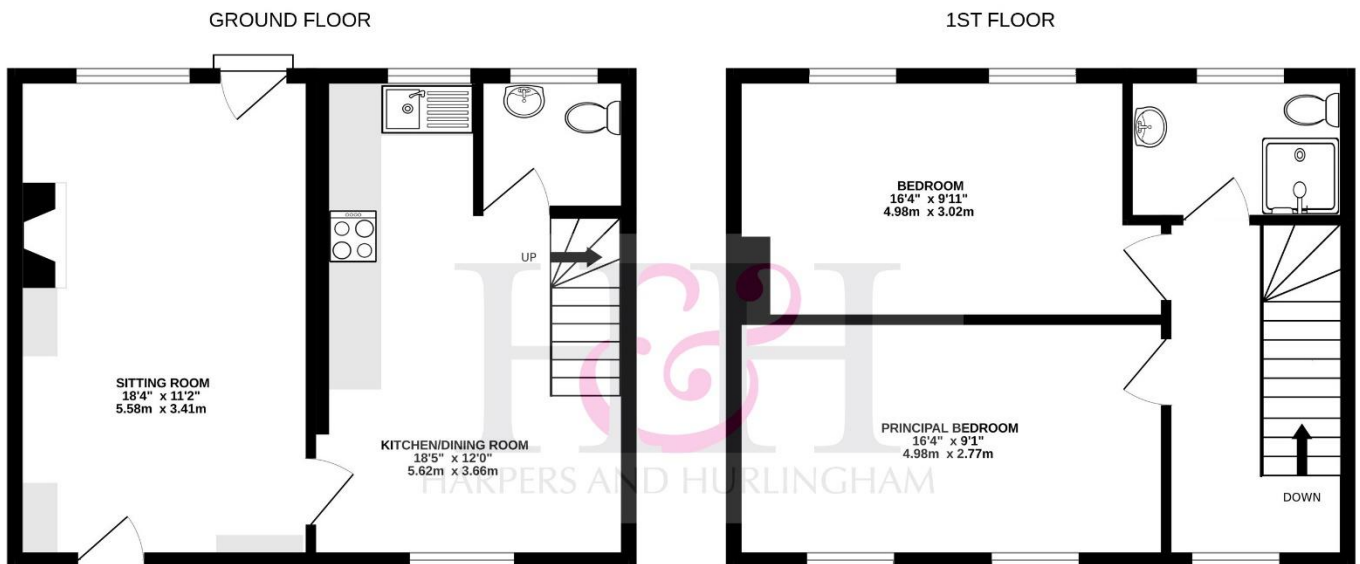
Locally there are several sporting facilities, including a leisure centre and several golf courses.

SCHOOLS AND CONNECTIONS

There is a variety of well-regarded schools in the area for children of all ages, from girls' and boys' grammar schools in Ashford to a number of private schools including Cranbrook, Dulwich, Bethany, St. Ronan's, and Benenden.

Mainline rail services to London Charing Cross, London Bridge, Cannon Street, Victoria, and St Pancras International are available from Headcorn and Ashford, which also has its own international station.





TOTAL APPROXIMATE INTERNAL FLOOR AREA 885SQ.FT. (82.3SQ.M.)
(no guarantee is given to the square footage of the property; the figure shown is for initial guidance)
(not to scale - for layout purposes only)
(please note that the fixtures and fittings are not necessarily included in the sale)

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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SERVICES

All mains utilities connected. Gas fired central heating.

Ashford Borough Council - Council Tax Band C

EPC Rating: C

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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