

# Property Details

Telephone: 01843 841123 Email: homes@clarke-crittenden.com

CLARKE &  
CRITTENDEN



## RURAL THANET 4 VINCENT FARM MEWS, CT9 4FB



This well presented, three bedroom terraced property, recently developed, is a beautiful family home offering plenty of space and is offered with no forward chain.

Located in a rural location with far reaching views over open countryside, it also offers easy access to Westwood Cross shopping centre which boasts a host of stores including Marks & Spencer, Debenhams, Next, Primark, in addition to a bingo hall, casino, cinema and a selection of well-known restaurants.

All of the properties in the Mews are individually designed and an internal viewing is a must to appreciate what this property has to offer. There are also 2 car parking spaces to the property, and a family sized garden with patio area and lawn.



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1



2

**PRICE £235,000 FREEHOLD**

Subject to Contract

105 Station Road, Birchington, Kent CT7 9RE

[www.clarke-crittenden.com](http://www.clarke-crittenden.com)

*All measurements are approximate. We have not tested any of the mains services or the gas and electrical appliances at the property.*

### **ENTRANCE**

Wooden front door leading to:

### **HALLWAY**

Well sized hallway with radiator, wooden laminate flooring, cupboard housing the electric meter. Door to downstairs cloakroom, kitchen and lounge. Stairs to first floor.



### **KITCHEN: 4.98m x 2.86 max (16'4" x 9'5" max)**

With a stainless steel one and half bowl sink unit and worktops with tile effect surround, with both cupboards/drawers under, gas hob with extractor hood over, integrated double oven, integrated fridge/freezer, wall cabinets, space for washing machine and dishwasher. Space for table and chairs. Wooden laminate flooring, ceiling spot lights & under cupboard lighting. Double doors to garden and a double glazed window to rear. Radiator. Glazed door leading into the lounge

### **CLOAKROOM:**

With low level toilet, hand wash basin & towel radiator.

### **LOUNGE: 5.26m x 3.73m (17'3" x 12'3")**

Attractive room with a window overlooking the front, window to garden, two ceiling lights and two radiators. Carpeted throughout.



### FIRST FLOOR

Stairs from ground floor leading to a landing.

**LANDING:** with doors leading to

**BEDROOM 1:** 2.95m x 2.94m (9'8" x 9'8")

Sky light window, radiator

**BEDROOM 2:** 2.92m x 2.09m (9'7" x 6'10")

Sky light window, radiator.



**BEDROOM 3:** 5.30m x 2.79m (17'5" x 9'2")

Sky light window, radiator

**FAMILY BATHROOM:** 3.39m x 1.79m (11'1" x 5'10")

With full tiled walls around a panelled bath with shower area and screen, low level toilet, wash hand basin, half tiled walls. Downlighters, towel radiator and extractor fan. Cupboard housing the boiler.

### GARDEN:

Patio area, wooden steps to raised lawn.

### COUNCIL TAX

We understand that the property is within Council Tax Band C.

**Note:** Interested parties should make their own enquiries of the Local Authority rating department on 01843 577000.

## UTILITY INFORMATION

Waste and foul water are via a waste management system/cesspool. Each of the properties pay 1/11<sup>th</sup> for foul servicing and estate management which is approximately £500 p.a. (which includes the foul water). South East water billing to be paid separately. Heating is LPG via calor gas.

## ENERGY PERFORMANCE CERTIFICATE

ENERGY PERFORMANCE  
ASSET RATING: **65**

## VIEWING

To view please call in the office, telephone or email.

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### Note:

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