

KEY FACTS FOR BUYERS

Cherry Gardens, Teynham, Sittingbourne, ME9

September 2022



A guide to this property and the local area

Harrison Homes

2 West Street, Sittingbourne, Kent, ME10 1AW

01795 474848

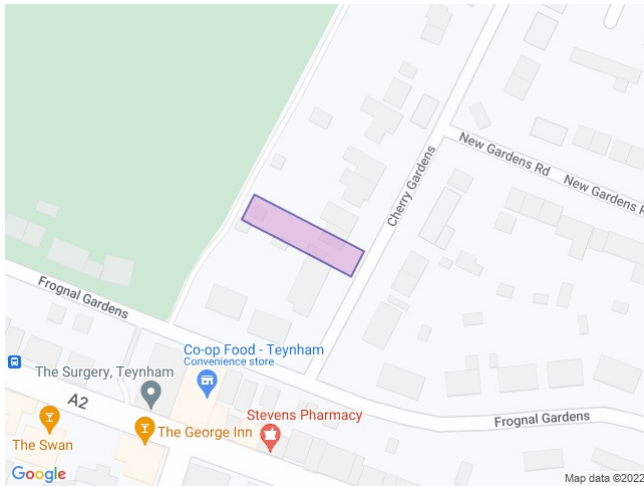
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PROPERTY OVERVIEW

CHERRY GARDENS, TEYNHAM, SITTINGBOURNE, ME9










 Boundary (Land Registry Title Plan)



PROPERTY KEY FACTS

Semi-Detached House	
Floor Area:	1,087.16 ft ² 101.00 m ²
Plot Size:	0.12 acres
Council Tax Band:	C
Annual Cost:	£1,773.29 (min)
Land Registry Title Number:	K666743
Tenure:	Freehold

AREA KEY FACTS

Local Authority:	SWALE
Flood Risk:	Very Low
Conservation Area:	No
Predicted Broadband Speeds	
Basic:	16 Mbps
Superfast:	74 Mbps
Mobile Coverage (based on voice calls made indoors)	
EE:	
Three:	
O2:	
Vodafone:	
Satellite / Fibre TV Availability	
BT:	
Sky:	
Virgin:	

PLANNING HISTORY

No Planning Records Available

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PROPERTY OVERVIEW

PHOTO GALLERY



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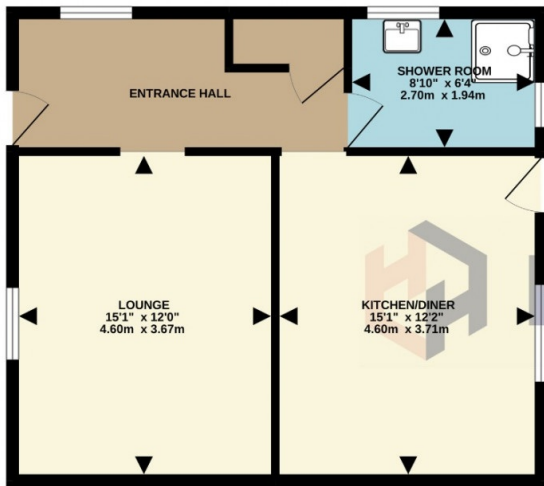
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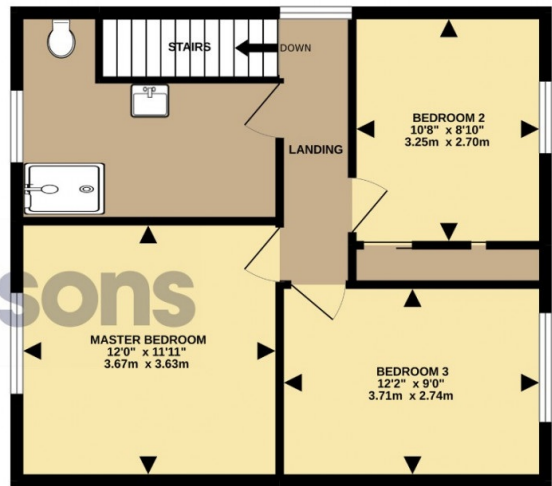
PROPERTY OVERVIEW

FLOORPLANS

GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1039 sq.ft. (96.5 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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PROPERTY OVERVIEW

EPC

TEYNHAM, ME9

Energy rating
C

Valid until 17.09.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

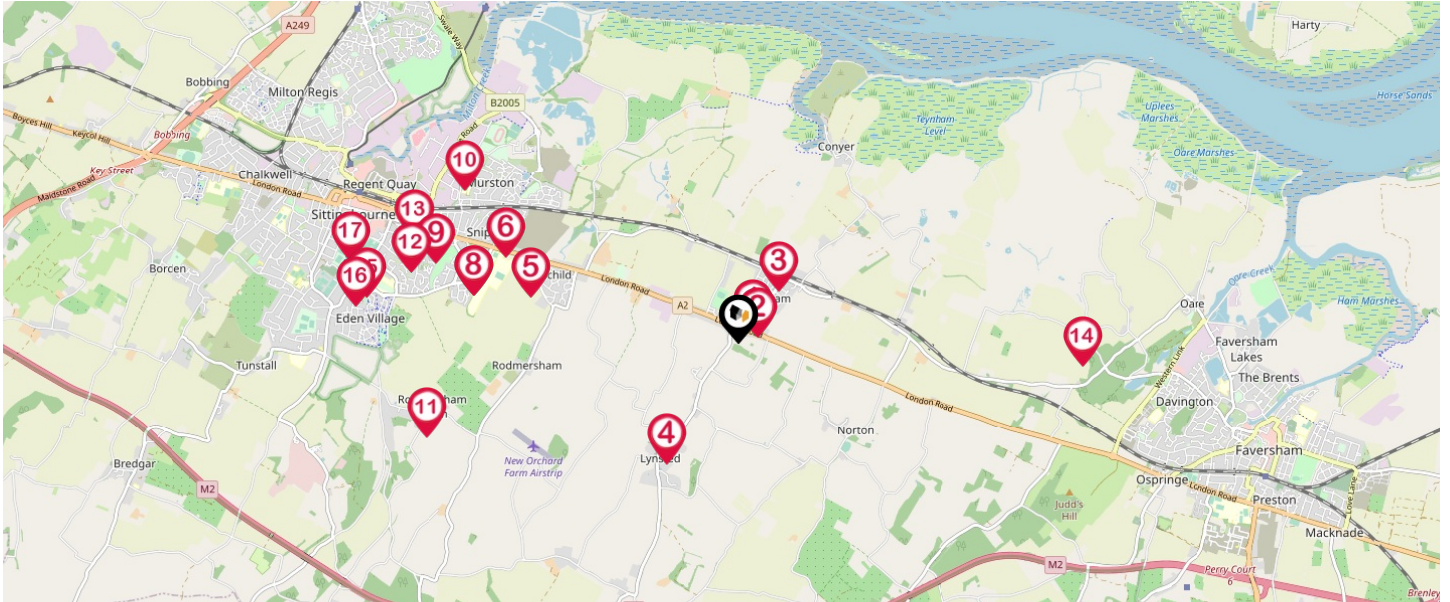
No Additional EPC data available

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LOCAL AREA

NEARBY SCHOOLS & RATINGS



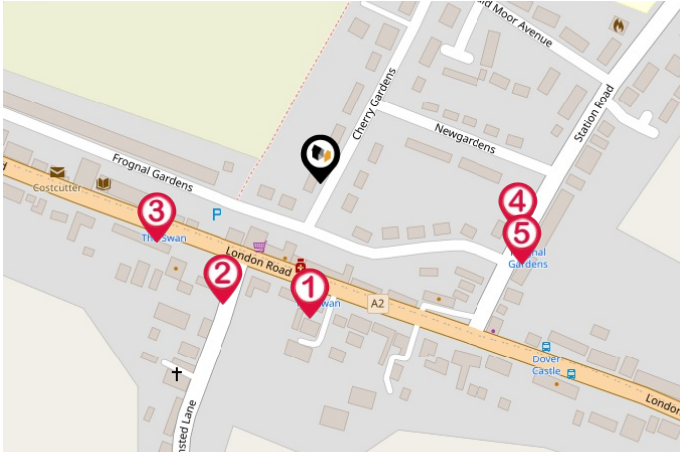
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Teynham Parochial Church of England Primary School	Good	204	0.18 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Alchemy School	Good	25	0.18 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	ISP School	Good	41	0.51 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Lynsted and Norton Primary School	Requires improvement	41	1.01 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bapchild and Tonge Church of England Primary School	Good	207	1.55 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Lansdowne Primary School	Good	411	1.81 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Meadowfield School	Outstanding	333	1.96 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	The Sittingbourne School	Good	1422	1.96 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Canterbury Road Primary School	Good	208	2.29 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Sunny Bank Primary School	-	-	-	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Rodmersham School	Outstanding	102	2.38 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	South Avenue Primary School	Good	420	2.45 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	VTC Independent School	-	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Luddenham School	Good	188	2.59 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Highsted Grammar School	-	853	2.74 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16	Fulston Manor School	Good	1352	2.82 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17	Borden Grammar School	Good	829	2.9 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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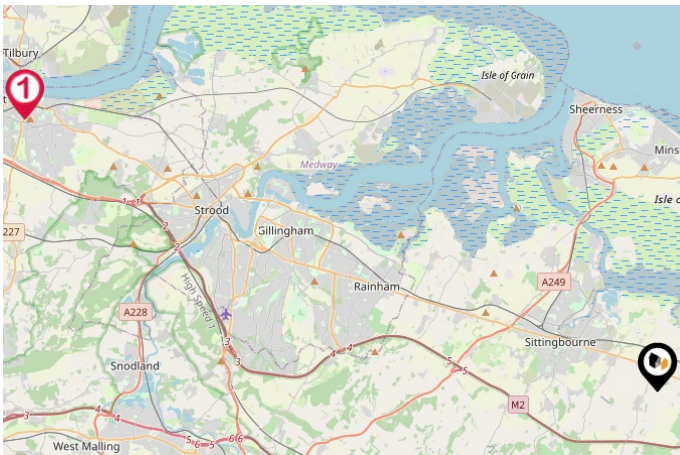
LOCAL AREA

NEAREST TRANSPORT LINKS



BUS STOPS/STATIONS

- 1 - The Swan | 0.06 miles
- 2 - The Swan | 0.07 miles
- 3 - The Swan | 0.08 miles
- 4 - Froggnal Gardens | 0.1 miles
- 5 - Froggnal Gardens | 0.1 miles



FERRY TERMINALS

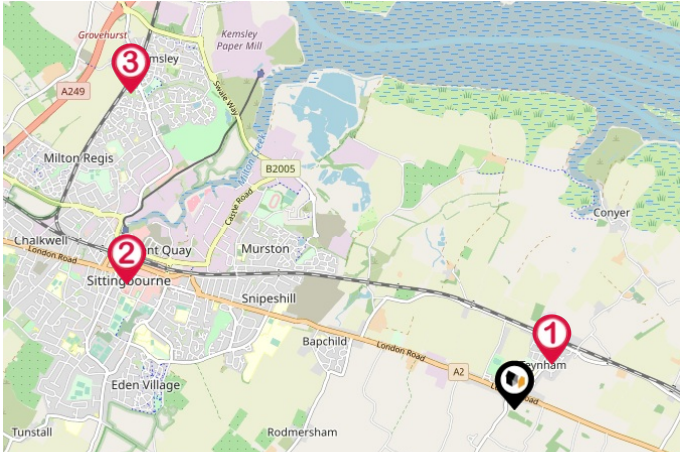
- 1 - Town Pier | 20.27 miles

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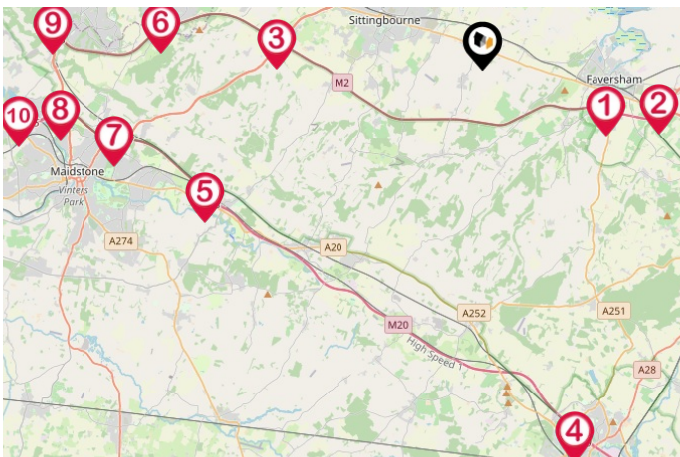
LOCAL AREA

NEAREST TRANSPORT LINKS



NATIONAL RAIL STATIONS

- 1 - Teynham Rail Station | 0.46 miles
- 2 - Sittingbourne Rail Station | 2.99 miles
- 3 - Kemsley Rail Station | 3.66 miles



TRUNK ROADS/MOTORWAYS

- 1 - M2 J6 | 4.28 miles
- 2 - M2 J7 | 5.72 miles
- 3 - M2 J5 | 5.92 miles
- 4 - M20 J9 | 11.95 miles
- 5 - M20 J8 | 9.22 miles
- 6 - M2 J4 | 9.37 miles
- 7 - M20 J7 | 11.12 miles
- 8 - M20 J6 | 12.51 miles
- 9 - M2 J3 | 12.58 miles
- 10 - M20 J5 | 13.78 miles



AIRPORTS/HELIPADS

- 1 - London Southend Airport | 17.15 miles
- 2 - Lydd London Ashford Airport | 26.51 miles
- 3 - Kent International Airport | 24.13 miles
- 4 - Biggin Hill Airport | 33.15 miles

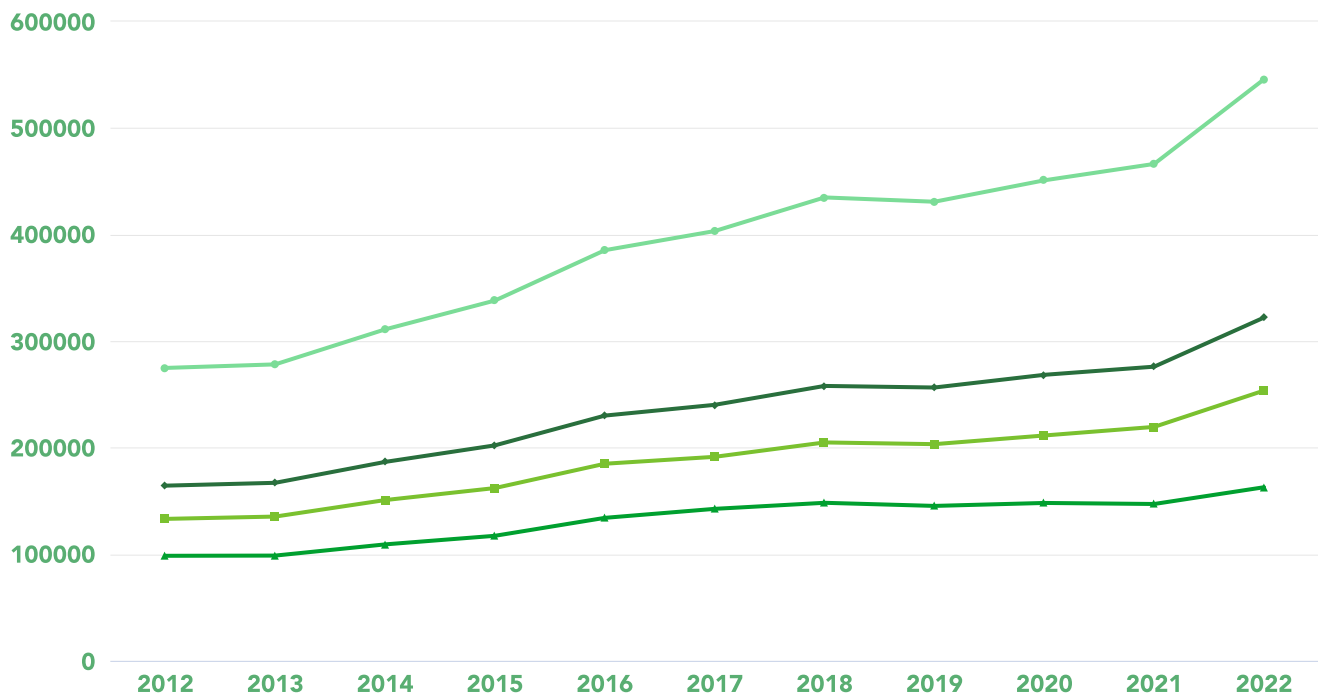
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LOCAL MARKET

HOUSE PRICE STATISTICS FOR ME9

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 65.24%



TERRACED
+ 90.37%



SEMI-DETACHED
+ 95.94%



DETACHED
+ 98.54%

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HARRISON HOMES

About Us

We are proud members of NAEA Propertymark, who promote the highest standards in residential sales. Simply put, we have the highest expectations for the service we deliver.

Whatever you need, whatever your situation, we personalise our service to make it specific to you. You will discover that we're not about the sale but the experience.

Financial Services

Our mortgage advisor partners Henchurch Lane, have a point to prove to their clients and the industry as a whole. They're extremely passionate about what they do and believe there is a better way to offer advice to the masses in comparison to what's currently on offer elsewhere. They pride ourselves on alleviating the stresses of the mortgage and insurance application process by offering anti-jargon advice to help navigate the hundreds of deals and criteria pitfalls that exist in today's market place.

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aprift
Know any property instantly

TESTIMONIALS

WHAT OUR CLIENTS THINK

Testimonial 1



It was a real pleasure dealing with Harrisons (Sittingbourne Kent) - I found them to be very positive in their approach - demonstrating a true customer focused approach to their work - I found them to be proactive in their approach keeping me well informed at each step of the buying process, all the staff were happy to answer any of my question and always getting back to me as and when they said they would.

Testimonial 2



When purchasing our property I spoke to 3 or 4 different people at Harrison's and each one of them was pleasant and very helpful. Will definitely be using them to sell our property in the future if the time ever comes!

Testimonial 3



Harrison's have been the most efficient agent I have come across, they have procedures that really help move things along quickly. The person showing us the house seemed in a rush and disinterested, but he did say he was filling in for somebody and would not usually do viewings. Throughout the purchase, the agents were easy to contact, especially Kane, and even happy to pass over their mobile numbers which was really helpful.



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DATA QUALITY

Harrison Homes is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:



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