



70 Talmead Road, Herne Bay
£390,000

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Miles and Barr are excited to present this spacious four-bedroom town house in excellent condition on Talmead Road, which is part of the popular Meadow View development in Herne Bay. The internal accommodation is light and airy throughout and is comprised over three floors. The top floor holds three bedrooms, the largest of which has an en-suite shower room, the second is a small double room, and the third is a single room. All with built-in wardrobes. The family bathroom, bath with overhead shower completes the top floor. On the first floor is the lounge and kitchen diner with modern fitted units and ample storage space and work surface. Both are full length rooms making them double aspect. A cloakroom completes this level. On the ground floor you enter a hallway, with a large downstairs double bedroom with en-suite and access to the rear garden. From the hallway, towards the rear, is a utility space with modern fitted units with ample storage space and work surface. This leads into the conservatory. The rear garden is a low maintenance space with new paving slabs and AstroTurf grass, with a rear gate leading out to two allocated parking spaces. Further parking space(s) can be found on the driveway to the front. The position of the home is ideal with it being at the upper end of the development and looks out over the green open space and play area in front. Its position means it is a short walk to shops and bus stops. Other amenities such as train station, schools, the cliff top walks, as well as Herne Bay town centre and seafront being within walking distance, or just a short drive away.

Please contact sole agents Miles and Barr for more information or to organise your personal viewing





Ground Floor

Entrance Hall

With coat cupboard

Conservatory

12' 8" x 7' 9" (3.87m x 2.37m)

3 double plug sockets. Side window blinds leading to the rear garden

Utility Room

6' 1" x 7' 1" (1.86m x 2.16m)

Double glazed door to rear, wall and base units with worktop over. One and a half Ceramic sink unit, space and plumbing for washing machine and tumble dryer.

Bedroom Two

9' 12" x 13' 3" (3.04m x 4.04m)

Double room with double glazed French doors to rear. Radiator, tv point.

En-Suite

3' 12" x 6' 7" (1.21m x 2m)

Frosted double glazed window to front, double shower cubicle with head shower and handheld shower attachment. Vanity cabinet with surface mounted wash hand basin, low level WC, shaving point, extractor fan, radiator and tiled shower unit.



First Floor

Cloakroom

2' 9" x 6' 6" (0.84m x 1.98m)

double glazed frosted window to front, low level WC, wash hand basin, radiator. Stairs to second floor landing - double glazed window to rear, radiator, linen cupboard housing the water boiler. Loft hatch providing access to loft space.

Lounge

9' 9" x 17' 4" (2.98m x 5.28m)

Double glazed windows to front and rear, two radiators, tv and telephone points



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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure