



Oakwood homes<sup>®</sup>  
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## Property brochure



TOTHILL STREET  
MINSTER  
KENT  
CT12 4AP

Price: £315,000

3 Bedrooms

1 Reception

1 Bathroom

EPC D

Tenure FREEHOLD  
Council Tax C



[ramsgate@oakwoodhomes.biz](mailto:ramsgate@oakwoodhomes.biz)



01843 590900



[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



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### The Property

Set within the beautiful, quaint village of Minster. Oakwood homes are delighted to offer this beautiful family home for sale in the sought after village location of Tothill Street, Minster. This wonderful, character family home is offered with no onward chain. This fantastic semi-detached family home boasts three great-sized bedrooms, lounge/diner, downstairs bathroom, large extended kitchen/breakfast room, south-facing rear garden which is a great size, and boast garden office, concrete based with air condition inside, making a perfect base to work from home or used for garden use. Early viewing is a must, so call and book in today. The lovely village of Minster has its own local parade of shops, fantastic pubs and superb restaurants, as well as an excellent primary school, transport links - with train station and local bus service and a local doctors surgery, also the house is situated a short drive from the new, Thanet Parkway Station, where you can join the fast train to London, St Pancras within a hour and ten minutes.

### Location

Minster is a beautiful village with lots of local amenities, and also benefits from having its own train station and primary school.

### Accommodation

#### GROUND FLOOR

Hallway	
Lounge	25'2" (7.67m) x 11'5" (3.48m)
Bathroom	11'1" (3.38m) x 8'4" (2.54m) nar 6'4" (1.93m)
Kitchen/breakfast room	15'6" (4.72m) x 11'5" (3.48m)

#### FIRST FLOOR

Landing	
Bedroom 1	14'1" (4.29m) x 11'1" (3.38m)
Bedroom 2	11'8" (3.56m) x 9'10" (3.00m)
Bedroom 3	8'4" (2.54m) x 8' (2.44m)

#### OUTSIDE

Rear garden	
Garden office	19' (5.79m) x 12'3" (3.73m)
Front garden	

Agents note: Under section 21 of the estate agency act 1979 we are declaring that the seller of this property is an associate of Oakwood homes



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### Key Features

- Three bedrooms
- Lounge
- Kitchen/diner
- Large garden
- Garden office
- No chain
- Village life

Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. RAM0020331/20230803/RLDP



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