

PHILLIPS & STUBBS



coastal +
COUNTRY



Situated in the heart of Appledore village, once a coastal town and port with river access inland, nowadays, this is a pretty, well-kept village, with a collection of ancient dwellings, grand houses, farms, cottages and modern properties built along a wide main street. Much of the village activity still centres around the lovely old Church of St. Peter and St. Paul. Daily amenities including a village shop and Post Office, public house, tea shop and village hall as well as a branch line rail service (1.4 miles) to Ashford where it connects with a high speed service to London St Pancras in 38 minutes. There is a doctor's surgery at nearby Ham Street (5 miles). 6 miles to the north is Tenterden with its tree-lined High Street, leisure centre and Waitrose and Tesco supermarkets. To the south west is the Ancient Town and Cinque Port of Rye (6 miles) with its historical associations and medieval architecture.

Forming a mid terraced cottage presenting a colour washed rendered elevation to the front and brick to the rear beneath a pitched tiled roof. The well presented accommodation includes plantation shutters fitted to the double glazed windows.

Front door into the **entrance lobby** with inner door into the open plan double aspect **living/dining room** with an ornamental fireplace fitted with an electric real flame woodburning style stove. Built in storage cupboard with open display shelving above. Stairs rising to the first floor.

Kitchen has a vaulted ceiling and fitted with a range of base and wall mounted units incorporating a stainless steel sink unit, space for an electric cooker with extractor fan over and also space and plumbing for a washing machine. Quarry tiled floor, window to rear and door out to the rear garden.

First floor landing with doors to the main bedroom and bathroom.

Bedroom 1 with two built in double wardrobes, window to the front.

Family bathroom comprising panelled bath with mixer/shower attachment and a separate shower over with glass side screen, w.c, wash hand basin with cupboards under and above, heated towel rail, built in cupboard, window overlooking the rear garden.

Second floor bedroom 2 with dormer window to the front, hatch to loft space and eaves storage cupboard.

Outside: The rear garden is approximately 71' deep with a useful store, paved terrace and seating area leading onto a level area of lawn (artificial turf) which is bounded by well stocked beds and a further paved seating area. The rear being fence and part wall enclosed. **Note:** there is a pedestrian right of way to the rear of the terrace.

Local Authority: Ashford Borough Council. Council Tax Band C
Mains electricity and water. Oil heating. Mains drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Superfast 80Mbps available. Source Ofcom
Flood risk summary: Very low risk. Source GOV.UK

Price guide: £325,000 freehold

September Cottage, 59 The Street, Appledore, Kent TN26 2AF



A well presented two bedroom character cottage forming one of a terrace of four situated in the heart of picturesque Appledore village.

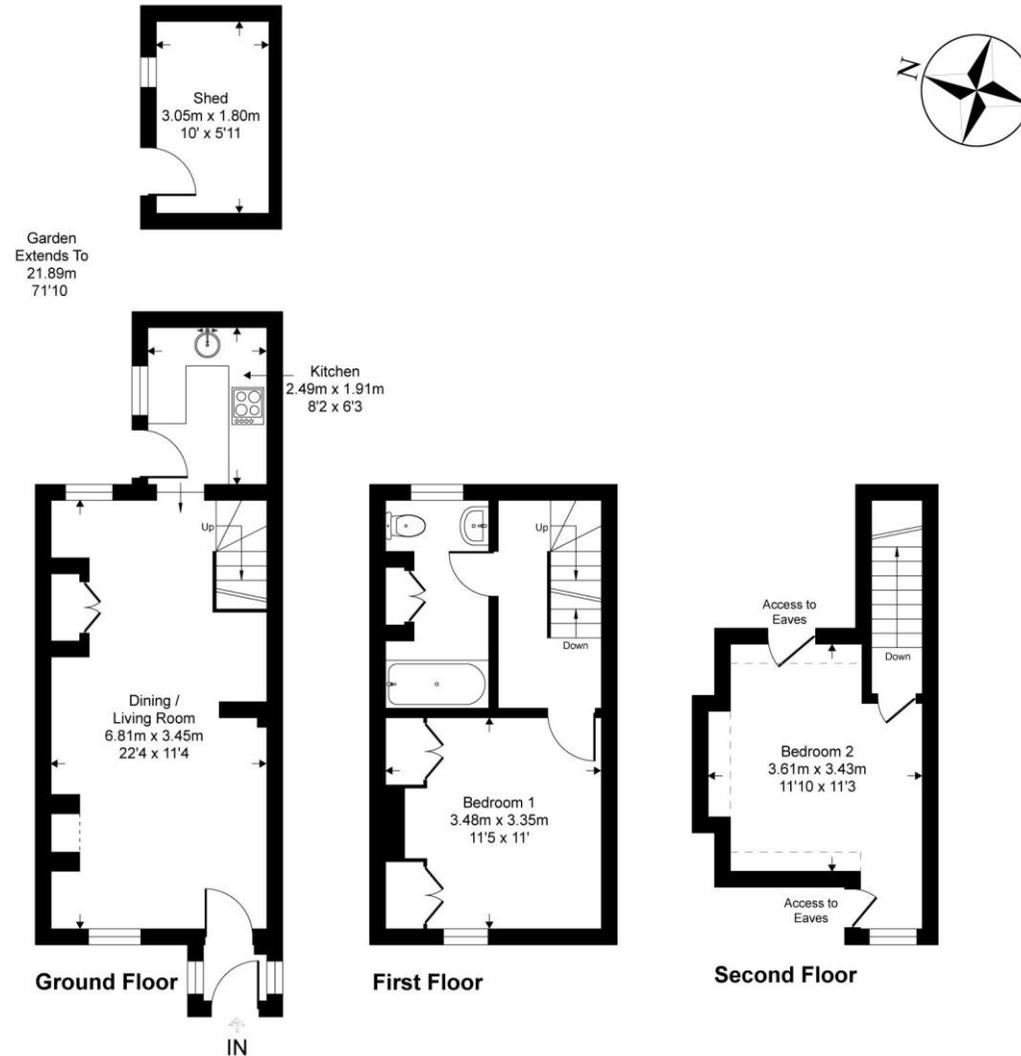
- Entrance lobby • 22' Open plan living/dining room • Kitchen
- First floor landing • Bedroom 1 • Family bathroom • Second floor bedroom 2
- Double glazing • Oil central heating • 71' rear garden • Outside store • EPC rating D





The Street

Approximate Gross Internal Area = 63 sq m / 681 sq ft
Approximate Outbuilding Internal Area = 5 sq m / 59 sq ft
Approximate Total Internal Area = 68 sq m / 740 sq ft
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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