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Tenterden Homes

5 West Cross Mews Tenterden

DISTINCTIVE LOCAL PROPERTY

5 West Cross Mews

Tenterden, Kent, TN30 7JZ

A two bedroom property ready for updating in a fabulous location being within only a few yards of the historic High Street and all its amenities. Courtyard garden with a sun room and off road parking.

The flexible living accommodation and low maintenance garden makes this a great retirement property.

Guide Price £229,000



Accommodation

- Sitting room
- Dining room / Bedroom 2
- Kitchen
- Downstairs WC and shower
- Bedroom with fitted wardrobes
- Bathroom

Outside

- Courtyard garden
- Sun room
- Off road parking

Communications

- Rye - 11 Miles
- Ashford - 11 Miles
- Headcorn - 9 Miles





Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

Situation

West Cross Mews is in a tucked away location and yet only a few yards level walk to the High Street.

Tenterden has an excellent range of shops, including a Waitrose supermarket and there are many restaurants and public houses.

Train services to London can be accessed from Headcorn to the north of the town, or Ashford to the east, where the high speed service runs trains to St Pancras International in 37 minutes. The M20 can be accessed at either Leeds Castle or Ashford.

5 West Cross Mews

The property offers good size and flexible living accommodation set over two floors. Ready for updating, there is a great opportunity to put your own stamp on the accommodation. As well as a good size main reception room with patio doors to outside, there is a kitchen and a 2nd reception room which could function as a dining room or a bedroom. There is a downstairs WC and shower.

Upstairs there is a sizeable landing that would make a good study area. The bedroom has a range of built in wardrobes providing good storage and there is a family bathroom.

Outside

The property is approached via a gated entrance with an area of off road parking in front, where there is parking for one vehicle.

The courtyard garden is accessed via a lockable gate to the rear of the property or from the patio doors and is approx. 20' long (not measured). It is mainly paved and enclosed by walls and wood panel fencing. There is a sun room which overlooks the garden.

Services

All main services.

Directions

From our office in Tenterden head along the High Street and at the far end turn right into West Cross Gardens (just before the main traffic lights) and West Cross Mews is on your left.

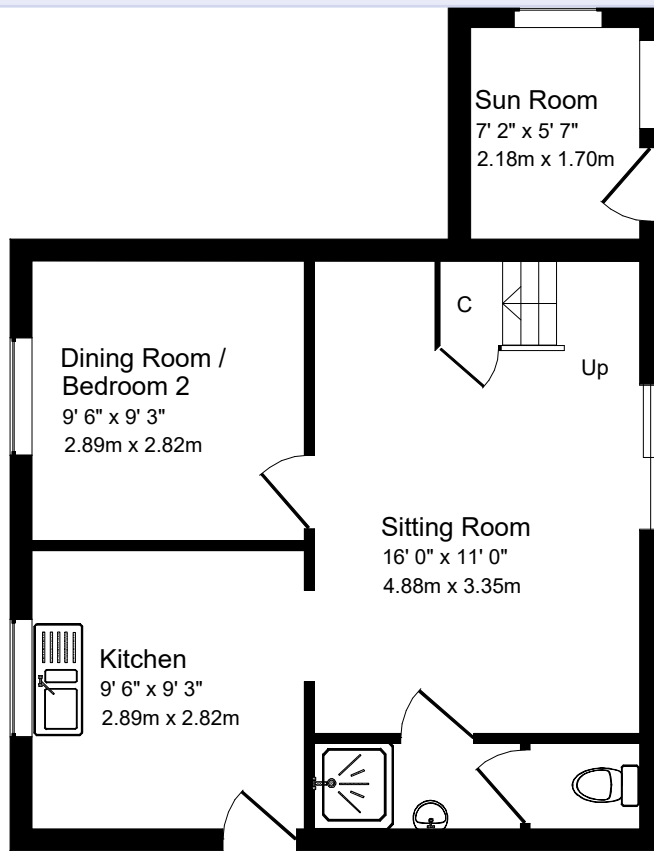
Viewing

Strictly by appointment only.



Tenterden Homes

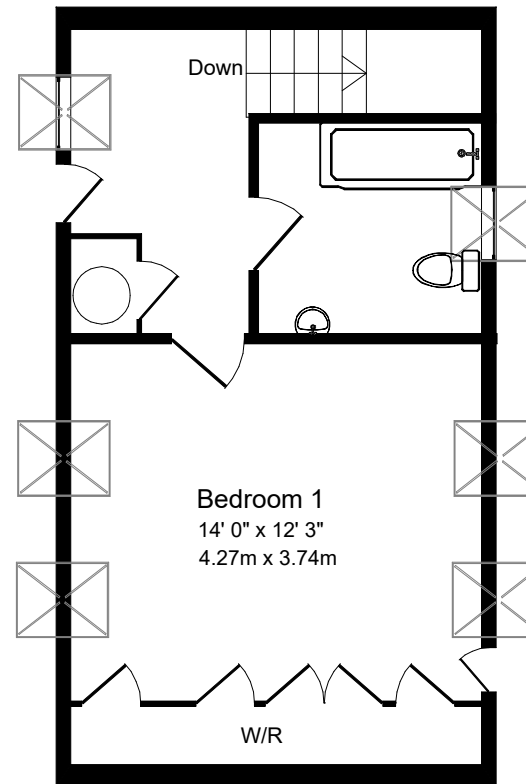
DISTINCTIVE LOCAL PROPERTY



Ground Floor

Approximate Gross Internal Floor Area House : 745 Sq. Ft. / 69745 Sq. M.

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Drawing Number : 184-862j



First Floor

Tenterden

Tenterden offers a wide choice of facilities including schools, doctors surgery, leisure centre, Tesco and Waitrose supermarkets and a thriving High Street of shops, restaurants and pubs. Train services to London can be accessed from Headcorn to the north of the town, or Ashford to the east.

The high speed link to London from Ashford takes only 37 minutes.

The international station in Ashford also provides access to trains to the Continent.

The M20 can be accessed at either Leeds Castle or Ashford.



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Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.

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Tenterden Homes



Are you planning to sell your house?

Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do!

Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. Valuing and selling houses in and around the Tenterden area every single day, makes me the best man for the job.

The first few weeks of marketing your house are vitally important. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within Tenterden Homes, The Villages, Country Houses and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Tenterden and its surrounding villages, Hobbs Parker offers you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help.



Simon Godfrey
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Tenterden Homes

Tenterden

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Country Houses



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