

18 Bishop Crescent
Tenterden TN30 7BF



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Guide Price £325,000

This most impressive 1 double bedroom detached Coach House with pretty garden and car port, is part of a select residential development just behind the High Street & would suit any number of purchasers, including those looking for a lock-up and leave home or possible investment / rental opportunity

Finished in 2019 to exacting standards, this lovely detached FREEHOLD property offers a buyer the opportunity to move in and enjoy living there straight away without having anything to do.

Beautifully presented in an on-trend coastal style, the accommodation consists of: a spacious open plan living area with modern, sleek kitchen and generous dining / sitting areas; one good size double bedroom with built-in storage; a very generous bathroom; a stairwell with space for cloaks and an entrance hall with further built-in cupboards. This property also benefits from a pretty, enclosed, south facing garden where there is further storage and a car port with allocated parking space.

Just a short pretty walk to the High Street, this property is perfectly placed to take advantage of all the local amenities on offer, which is what makes this location so very popular

- Beautifully presented first floor coach house
- Light and bright open plan accommodation throughout
- Highly desirable setting in a smart residential close
- Walking distance of Tenterden High Street with excellent facilities
- Designated parking space in car port below
- Very pretty, enclosed, south facing garden with a decked patio area
- Close to open fields surrounding the town with many good walks to enjoy

SITUATION This lovely property enjoys a most convenient location just a short walk from the historic and picturesque High Street of Tenterden, with its comprehensive range of shopping facilities and amenities. A variety of educational, sporting, health and leisure facilities exist in the town, all of which are within walking distance. It also benefits from being close to the open fields that surround the town where there are many good walks to enjoy. The area is well served for transport links. Headcorn Station offers services to London taking about an hour and Ashford International has the high-speed service to London St Pancras (about 37 minutes). Tenterden is served by several bus routes to the surrounding towns and villages.



The front door opens into a stairwell from which stairs with coir carpet lead up to the **FIRST FLOOR**. Space for cloaks and boots. Pet tunnel to back garden for cats and toy dogs. A large under stairs store for outside furniture etc can be accessed from the garden. NB: It should be possible to fit a stairlift if needed, subject of course to any necessary professional advice.

A door at the top of the stairs opens into a light, bright **ENTRANCE HALL** which leads to the open plan main living space. Room for free standing furniture. Built-in utility cupboard and further built-in cupboard. Karndean flooring. Two Velux roof lights bring in lots of natural light.

SITTING ROOM / DINING ROOM 20'2 x 11'11. A spacious room that serves very comfortably as a sitting / dining room which is open to the kitchen at one end. Two windows with fitted shutters to the front. Built-in shelving. Karndean flooring. Door to bedroom.

KITCHEN 11'10 x 7'7. The stylish kitchen, with its modern sleek white units, is a lovely place to cook. There are a range of units, drawers and cupboards, both base and wall, with

laminate worktops and a stainless steel one and a half bowl sink with drainer and mixer tap. Built-in electric oven, four ring gas hob with extractor above. Integrated fridge, freezer, dishwasher and washer/dryer. Combi gas boiler. Karndean flooring. Room for free standing furniture. A Velux window makes this area incredibly light and bright.

BEDROOM 13'6 x 13'3. This good size double bedroom with its two shuttered windows to the front, is a lovely calming place to relax at the end of the day. Built-in wardrobe. Coir carpet.

BATHROOM Handily situated in the middle of the accommodation, this spacious bathroom comprises: panelled bath with shower over; wash basin; WC and heated towel rail. Room for free standing storage. Karndean floor. A Velux window affords a lovely view of the sky while taking a bath!

OUTSIDE A three bay car port, situated underneath the accommodation, has a designated space for this property which not only comfortably takes a car, but also has room for bins and other storage. NB: The bay belonging to this property

is the one closest to the front door. We understand that the other two bays are for the designated use of neighbouring properties. A gate at the side of the property takes you through to the very pretty, enclosed, south facing garden which is somewhat of a hidden gem. A decked patio area and drought resistant planting continues the coastal feel. Ornamental birches provide a shady area to sit on the lawn. Useful timber shed and built-in store. Outside double electrical socket and tap. NB: The current vendor has considered having an outside staircase built that would link the garden directly with the living accommodation. Should anyone wish to do this, it would of course be subject to obtaining any necessary permissions.

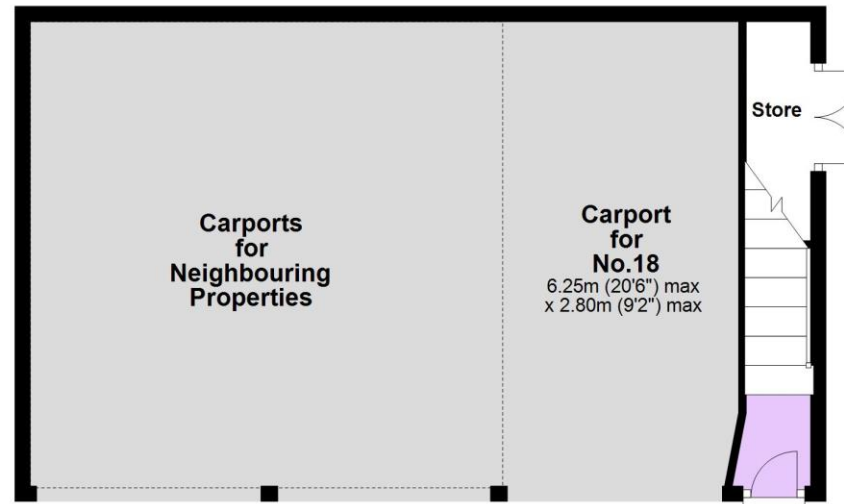
SERVICES Mains: water, electricity, gas and drainage. EPC Rating: C. Local Authority: Ashford Borough Council. Council Tax Band: C. NB: We understand there is a maintenance charge of approximately £25 per month (to be confirmed) to cover upkeep of the communal landscaped areas on the development.

what3words: ///eternally.elevated.carting



Ground Floor

Approx. 5.1 sq. metres (55.1 sq. feet)



First Floor (Accommodation)

Approx. 64.5 sq. metres (694.8 sq. feet)



Total area: approx. 69.7 sq. metres (749.8 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.



