

Primrose Cottage, Dane Court Mews School Road
Tilmanstone
Deal
CT14 0JL

£249,950 Freehold

Finn's
1-3 King Street
Sandwich
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An end of terrace Grade II Listed cottage.
Parkland setting. 2 bedrooms.

www.finns.co.uk 01304 612147



Primrose Cottage is a Grade II Listed cottage formed from the outbuildings to Dane Court. The property is situated within a parkland setting towards the edge of the village.

Accommodation comprises (approximate measurements):

Entrance door to:-

Entrance Hall

Cupboard housing gas fired boiler and door to:-

Kitchen 15' 3" x 9' 11" (4.66m x 3.03m)

Fitted range of wall and base units with work surfaces over, electric hob with oven below and extractor over, 1½ bowl stainless steel sink unit and plumbing for washing machine.

Bedroom 1 13' 11" x 8' 11" (4.25m x 2.72m)

Sitting Room 17' 10" x 15' 6" (5.44m x 4.72m)

Fire place, exposed ceiling timbers and door to:-

Conservatory 15' 10" x 5' 0" (4.83m x 1.52m)

Single glazed with timber frame.

Lobby

Understairs storage cupboard, stairs to first floor and door to:-

Bathroom

Fitted suite comprising panelled bath with mixer tap and shower attachment, low level WC, pedestal wash basin and linen cupboard.

Landing

Eaves storage cupboard and door to:-

Bedroom 2 13' 3" x 10' 1" (4.05m x 3.07m measurement taken 1.5m above floor level)

Sloping ceiling.

Outside

To the rear of the property is a walled garden being mainly laid to lawn with shrub borders and terraced area. There is a single garage en bloc.

Viewing: By appointment through Finn's, Sandwich - tel: 01304 612147.

Services: Mains electricity and water. Private drainage. Bottled gas fired central heating.

Council Tax: Band C according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared in February 2016.

Agents Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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