



14 Marshalls Land, St. Michaels, TN30 6EA Asking Price £230,000



Deceptively spacious two-bedroom first floor maisonette with generous garden and off-road parking, located in the popular village of St. Michaels and within walking distance of village amenities, local schools and the nearby Tenterden High Street.

The accommodation offers a ground floor entrance hall providing useful storage space, with stairs up to the first-floor hall, leading to a second double bedroom with built in storage and the family bathroom with suite comprising of bath with shower attachment, pedestal basin and WC. The hall also leads to a bright sitting room with window to the front and doorways leading to the master bedroom with window overlooking the rear gardens and neighbouring church, and the kitchen, fitted with a range of modern white high gloss wall and base units, integrated under counter oven with hob and extractor above, space for further appliances and window overlooking the rear.

Externally to the front, the property provides off road parking for two vehicles with pathway leading to front door. The front garden is laid to lawn with some mature shrubs and trees, timber shed and gate leading to the generous private rear garden with decked area.

The property is within easy access to the village both St Michaels and its range of amenities, and the historic and picturesque tree-lined High Street of Tenterden. Tenterden offers comprehensive shopping including Waitrose and Tesco supermarkets and many pubs and restaurants. This family home is ideally situated for a range of schools including St Michaels Primary School, Tenterden Infants and Junior Schools, and Homewood Secondary School. Train services to London can be accessed from Headcorn (about 8 miles), or Ashford (about 12 miles) where Eurostar trains depart for the continent as well as the high-speed service to London St Pancras (a journey of approx. 37 minutes).

Tenure – Leasehold 99 Year Lease Remaining

Ground Rent £10 per annum

Management Charge £295.12 per annum

Council Tax Band – B

EPC Rating - TBC

Services – Mains Water, Sewerage, Gas and Electricity

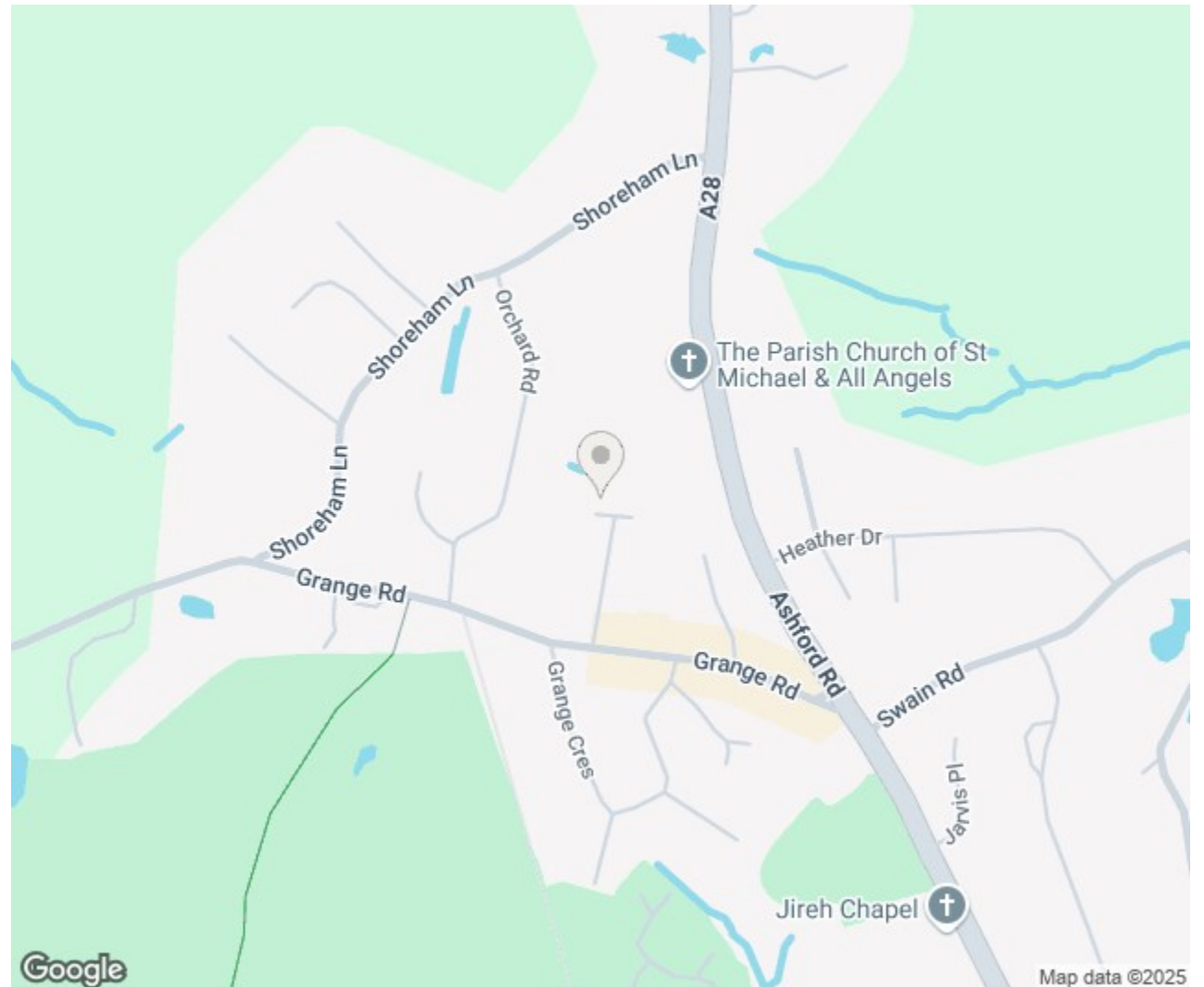
Heating – Gas Central Heating

Fibre Broadband – Average Broadband Speed 75mb – 100mb

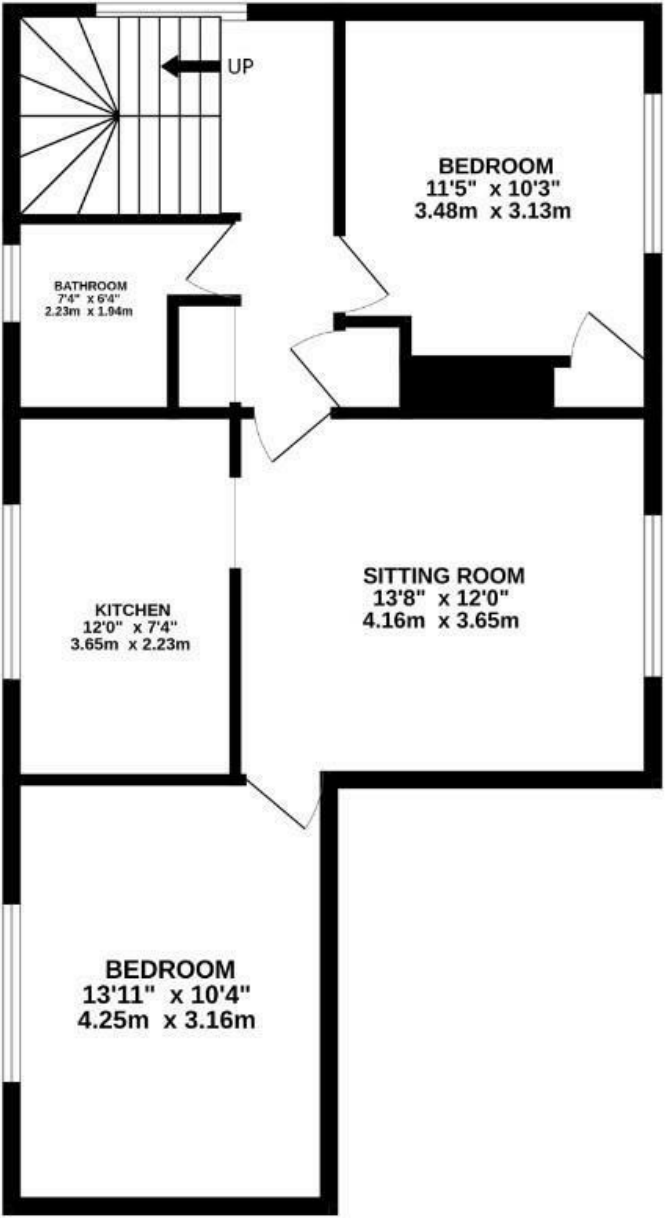
Mobile Phone Coverage – Good

Flood Risk – Very Low





FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Leasehold
Council Tax Band: B

- DECEPTIVE TWO BEDROOM FIRST FLOOR FLAT
- IDEAL INVESTMENT OPPORTUNITY OR FIRST PURCHASE
- GENEROUS PRIVATE GARDEN
- OFF ROAD PARKING
- CLOSE TO VILLAGE AMENITIES AND LOCAL SCHOOLS
- COUNCIL TAX BAND B
- EPC TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.