



# The Cobs, Woodbury Lane, Tenterden, TN30 6JH

Asking Price £400,000



Two-bedroom terraced home with two reception rooms, two bathrooms, garage, parking and private rear garden, conveniently located just off the tree lined High Street of Tenterden.

The accommodation offers entrance hall with stairs to first floor, storage cupboard and doorway leading to the sitting room with window overlooking the front and feature fireplace with doorways leading to a useful ground floor shower room and the kitchen, fitted with a range of wall and base units with undercounter double oven, hob with extractor above and space for washing machine.

The first floor offers two good sized double bedrooms, both with built in wardrobes, and a bathroom with suite comprising of a bath, mounted basin with vanity storage beneath and WC.

Externally to the rear is a secluded private and low maintenance garden. To the front is an ornamental garden with planting, a single garage and parking space.

The property is enviably located just off the picturesque tree-lined High Street of Tenterden. The town offers comprehensive shopping including Waitrose, Tesco supermarkets and many pubs and restaurants. The property is within easy access two popular golf courses, Tenterden Golf Course, and London Beech Golf Club with saltwater spa.

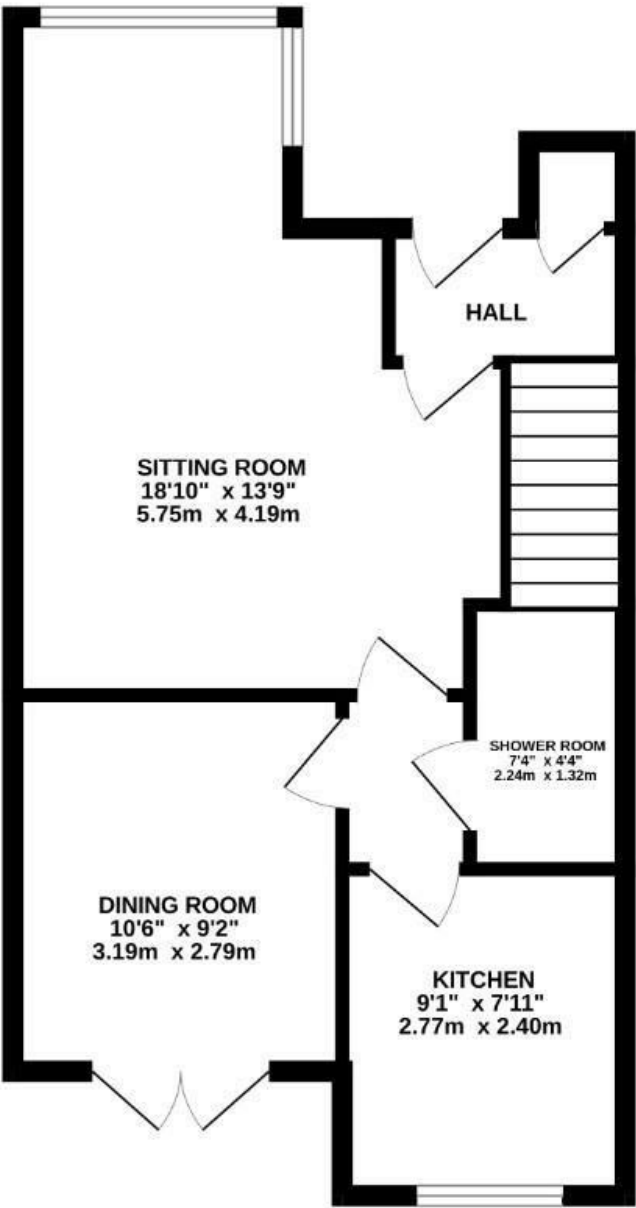
Mainline train services to London can be accessed from Headcorn (about 8 miles), or Ashford International (about 12 miles). where the high-speed service to London St Pancras departs (a journey of approx. 37 minutes). The property is also within a 20-minute drive to the coast and 30 minutes' drive to Eurotunnel.

Tenure – Freehold  
Management Fees - £340 per annum - £170.22 payable half yearly in advance  
Services – Mains electricity, water & drainage  
Heating - Electric heating  
Broadband – Average Broadband Speed 12mb – 1800mb  
Mobile Phone Coverage – Okay – Good  
Flood Risk – Very Low

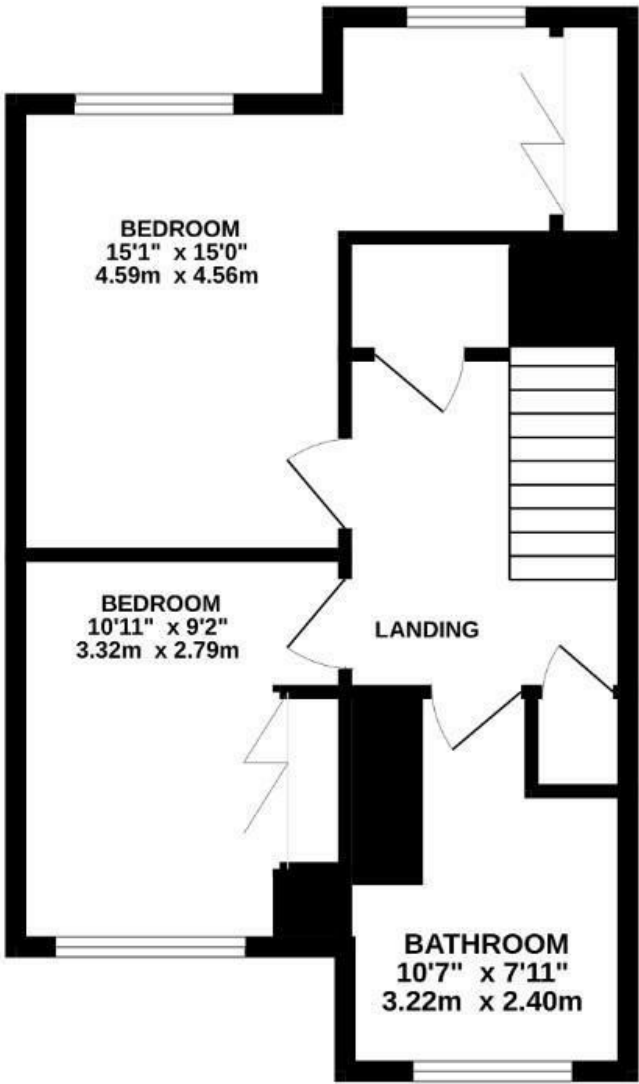




GROUND FLOOR

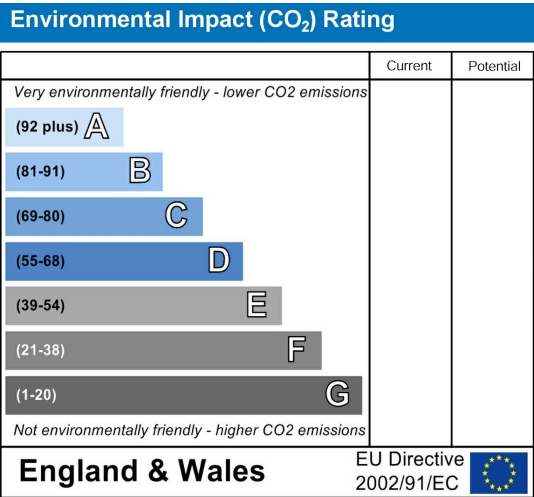
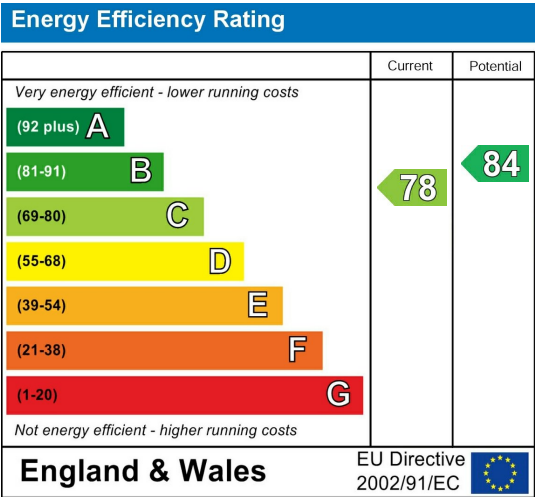


1ST FLOOR



Tenure: Freehold  
Council Tax Band: D

- TWO BEDROOM TERRACED HOME
- NO ONWARD CHAIN
- GARAGE AND PARKING
- TWO RECEPTION ROOMS
- GROUND FLOOR SHOWER ROOM AND FIRST FLOOR BATHROOM
- PRIVATE REAR GARDEN
- ENVIABLE LOCATION JUST OFF HIGH STREET
- COUNCIL TAX BAND D
- EPC RATING TBC



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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