



12 St. Marys Road  
Walmer, Deal, CT14 7QA  
£350,000

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# 12 St. Mary's Road

Walmer, Deal

A modern terraced family home offering well proportioned and attractively presented accommodation with no onward chain.

## Situation

St Marys Road is a well regarded road situated in a convenient and accessible location within the heart of Upper Walmer. The village currently offers many essential facilities close at hand, not least a bakery, butcher, convenience store and popular inn. The seafront is close by with its two mile pebble shoreline, popular promenade and cycle path with both Walmer and Deal castles en-route. Deal to the north is a thriving traditional seaside town with an award winning high street, growing cafe culture, many local inns and restaurants, along with high street and individual shops. Walmer has a comprehensive bus route and mainline railway station with a frequent service connecting to Dover and the Javelin high speed link to London St Pancras.

## The Property

Set within a terrace of like styled modern houses is No: 12 an attractively presented and well-proportioned family home that has been lovingly maintained and enjoys light and welcoming accommodation. From the entrance hallway is a bright dual aspect sitting/dining room complete with focal point fireplace and glazed French doors that overlook and open onto the rear garden. The stylish kitchen is fitted with a range of matching shaker cabinetry together with integrated fridge/freezer and cooking appliances. To the first floor are three bedrooms, two comfortable doubles with built-in storage, and a third single bedroom. A contemporary bathroom serves the first floor, complemented by a separate cloakroom for added convenience. This well-maintained home is fully double glazed and gas centrally heated via a combi boiler.

## Outside

The property is set back from the road by a driveway providing off road parking and vehicular access to a single garage, measuring 16' 7" x 8' 0" (5.05m x 2.44m), positioned beneath the house. Adjacent steps rise to the main entrance flanked to one side by a low maintenance pebble garden. To the rear, measuring 38' 10" x 19' 6" (11.83m x 5.94m), is an enclosed lawned garden enjoying a westerly aspect and featuring a paved patio, established flower borders and a useful timber garden shed. At the bottom of the garden is access to a pedestrian walkway leading to the end of the terrace.

## Services

All mains' services are understood to be connected to the property.

## Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

## Tenure

Freehold

**Current Council Tax Band: C**

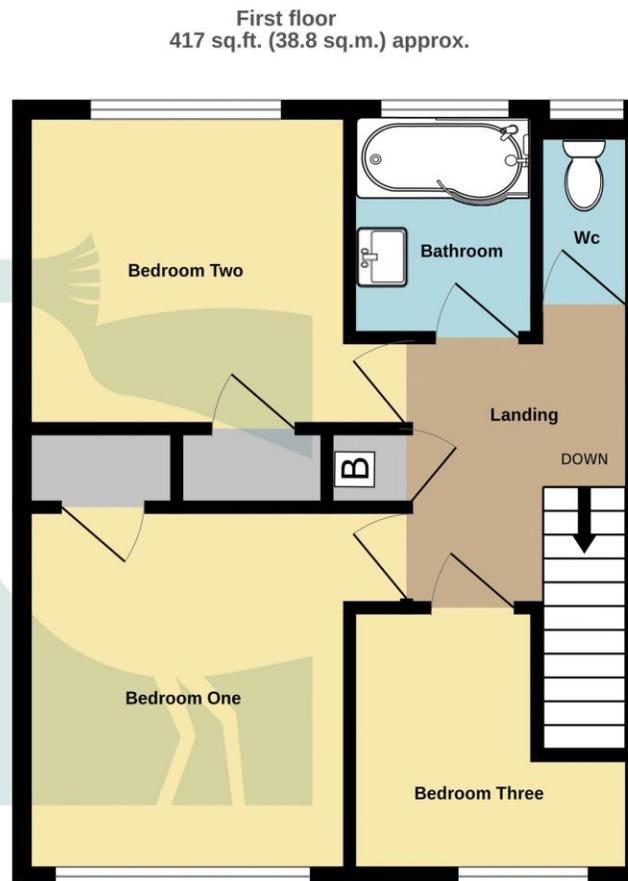
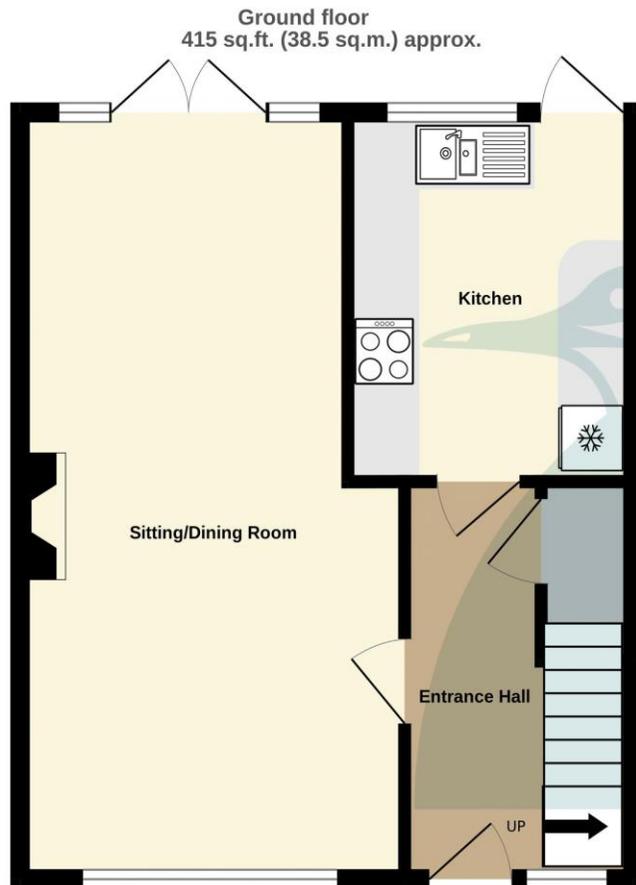
**EPC Rating: C**

## Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 381155**



**TOTAL FLOOR AREA : 832 sq.ft. (77.3 sq.m.) approx.**

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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### Entrance Hall

11' 9" x 6' 10" (3.58m x 2.08m)

### Sitting/Dining Room

22' 7" x 11' 8" (6.88m x 3.55m) narrowing to 9' 11" (3.02m)

### Kitchen

10' 4" x 8' 7" (3.15m x 2.61m)

### First Floor

#### Principal Bedroom

9' 9" x 9' 5" (2.97m x 2.87m) plus door recess.

#### Bedroom Two

10' 11" x 9' 11" (3.32m x 3.02m) plus door recess.

#### Bedroom Three

8' 9" max x 7' 11" max (2.66m x 2.41m)

#### Bathroom

6' 5" x 5' 11" (1.95m x 1.80m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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