



12 Whitefriars Meadow  
Sandwich, CT13 9AS  
£359,000

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# 12 Whitefriars Meadow

## Sandwich

A well-presented modern family home set in the heart of Sandwich, with delightful south facing garden and integral garage. Valuable solar panel income.

### Situation

Situated in this sought after cul-de-sac in the heart of Sandwich close to the Guildhall yet well away from the tourist footfall and the passing traffic. The historic Medieval Cinque Port of Sandwich offers a comprehensive range of amenities including supermarket, independent shops, bank, post office, chemist, doctor and dentist surgeries, restaurants, public houses and a choice of well-regarded schools and leisure facilities. The Princes Golf Club and Royal St Georges Golf Club are close by at Sandwich Bay. From Sandwich there are connecting train services to London St Pancras and Charing Cross, whilst the A299 Thanet Way facilitates rapid access to the M2 motorway. For channel crossings the port of Dover is approximately 13 miles and the Channel Tunnel terminal at Cheriton is approximately 22 miles distant.

### The Property

Coming to the market for the first time since it's construction in the 1970's is this attached end of terrace three-bedroom house, with integral garage and lovely rear garden. This delightful home is "ready to move into" with "no chain" and boasts the added benefit of 16 Photovoltaic solar panels to the south facing rear roof slope which provide free electricity to the household, whilst the sun shines, and a substantial income from EDF Energy for the electricity generated. On the ground floor is an open plan kitchen/dining room with doors out to the conservatory behind. Behind the integral garage is a double bedroom with separate ground floor WC and basin. On the first floor is a spacious through living room, two further double bedrooms to the right side with a modern bathroom/WC centrally located to the rear. The house has a gas central heating system and modern UPVC double glazed windows and doors.

### Outside

To the front is an up and over door leading into the single car garage (16'7 x 8'4) which also has an internal door leading straight into the entrance hallway. To the rear is a lovely south facing garden with patio area, lawn and flower borders well stocked with mature shrubs and flowers. A timber shed sits to end of the garden and the rear conservatory extension has two sets of double doors providing access. There is a pedestrian right of way into the garden via a passageway to the left side of the house.

### Services

All mains services are understood to be connected to the property, inclusive of photovoltaic solar panels generating a valuable Feed-in Tariff (FIT) income. In the two years to September 2024 the panels generated £6,066 and the tariff runs for approximately 12 years until November 2036. Over the last 5 years the average income has increased by nearly 5% per annum.

### Local Authority

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

### Tenure

Freehold

### Current Council Tax Band: D

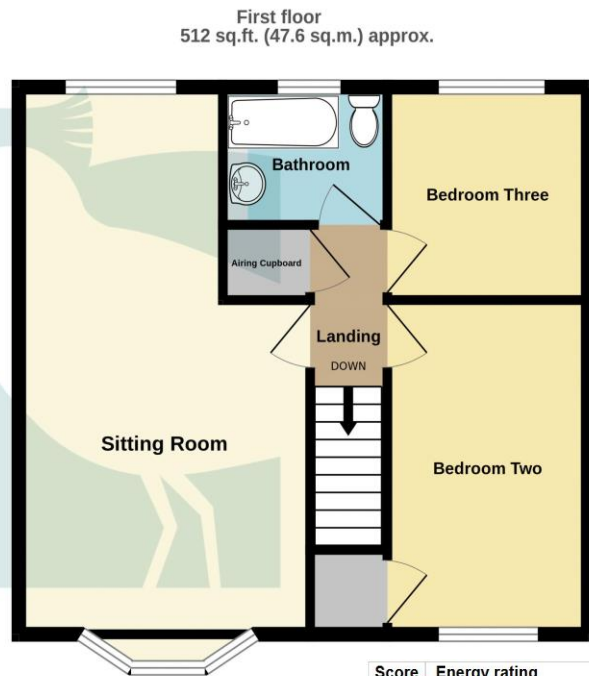
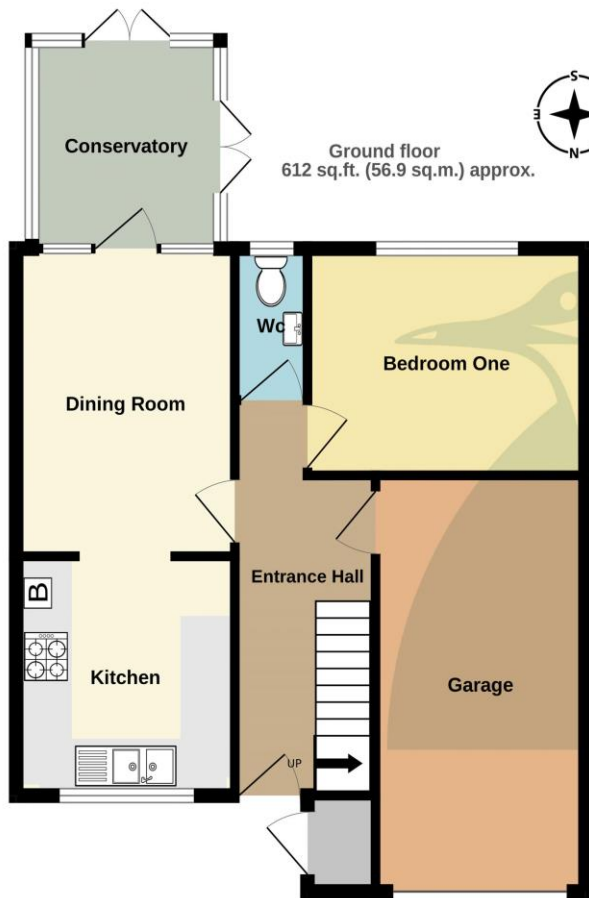
### EPC Rating: B

### 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 612197**



TOTAL FLOOR AREA : 1124 sq.ft. (104.5 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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**Kitchen**  
9' 7" x 8' 11" (2.92m x 2.72m)

**Dining Room**  
12' 3" x 9' 0" (3.73m x 2.74m)

**Conservatory**  
8' 4" x 7' 8" (2.54m x 2.34m)

**Cloakroom**  
5' 4" x 2' 11" (1.62m x 0.89m)

**Bedroom One**  
11' 4" x 9' 2" (3.45m x 2.79m)

**Garage**  
16' 7" x 8' 4" (5.05m x 2.54m)

**First Floor**

**Sitting Room**  
22' 4" x 12' 1" (6.80m x 3.68m) narrowing to 8' 4" (2.54m)

**Bedroom Two**  
13' 4" x 8' 4" (4.06m x 2.54m)

**Bedroom Three**  
8' 8" x 8' 2" (2.64m x 2.49m)

**Bathroom**  
6' 8" x 5' 6" (2.03m x 1.68m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	88 B
69-80	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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