

15 Burgoyne Way

Folkestone
CT20 3RW

£250,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Welcome to this charming and modern 2 bedroom freehold "Swetton" coach house located in the sought-after "Burgoyne Way" in Shorncliffe Heights. This home is in like new condition after being meticulously maintained by the current vendor. Boasting an open plan lounge/kitchen/diner that is perfect for entertaining guests and a master bedroom that features an en-suite for added convenience and privacy. With a garage, allocated parking space and small garden storage space around, this property truly has it all. Don't miss out on the opportunity to call this stunning coach house your home sweet home!



Entrance Hall

Lounge/Kitchen/Dining Room

17' 1" x 12' 2" (5.21m x 3.71m)

Bathroom

6' 4" x 5' 6" (1.93m x 1.68m)

Bedroom One

17' 1" x 9' 11" (5.21m x 3.02m)

En-Suite

Bedroom Two

9' 6" x 7' 8" (2.90m x 2.34m)

Garage

17' 5" x 9' 3" (5.31m x 2.82m) With up and over door and integrated store room.

Rear & Side Garden Space

The property has the sole use of the side and rear garden areas. These areas only wide enough for a slim line shed, storage or for bin storage.

Service Charges

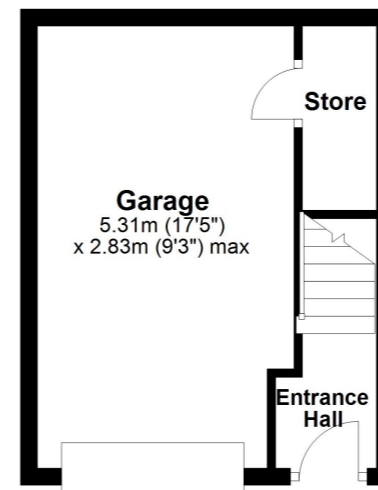
Taylor Wimpey have assigned First Port as the maintenance company for the development. This is to oversee the upkeep of the entire development – roads, street lighting, drains and green spaces. Residents have access to an online portal to view and manage their account. The annual fee is £384 for 15 Burgoyne Way. This can be paid annually or in instalments.

Residential Garages Below

These garages pay a peppercorn ground rent and a contribution to the annual building insurance. More details can be provided on request.

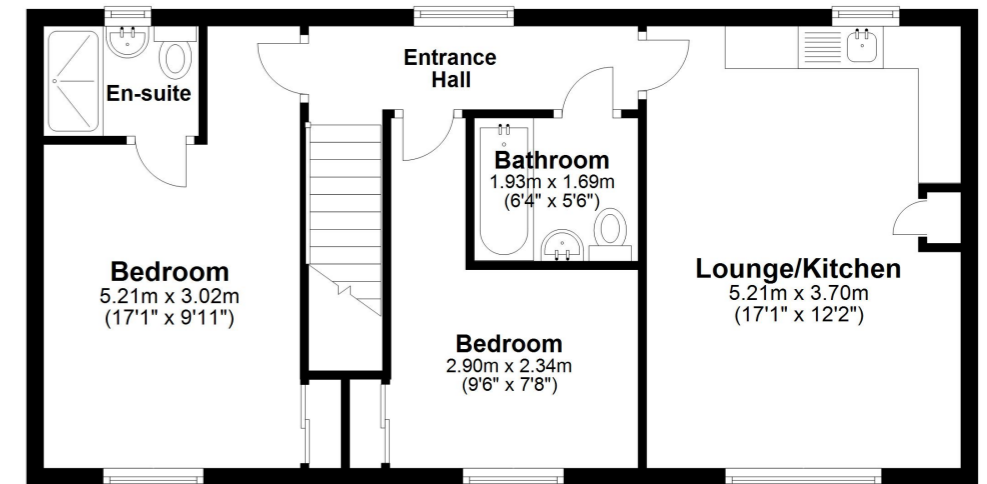
Ground Floor

Approx. 20.8 sq. metres (223.8 sq. feet)



First Floor

Approx. 61.6 sq. metres (663.4 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Plan produced using PlanUp.

