



Terence Painter

ESTATE AGENTS

- Three Bedroom Cottage
- Lounge
- Dining Room
- Kitchen
- Bathroom/WC
- Accommodation Over Three Floors
- Courtyard/Parking
- Grade II Listed
- St Peters Village Location
- Currently Tenanted
- Online Virtual Viewing Available



26 Church Street, St Peters, Broadstairs, Kent. CT102TT.

Freehold £229,000

INVESTMENT PROPERTY CURRENTLY LET - ATTRACTIVE GRADE II LISTED
COTTAGE LOCATED IN ST PETERS VILLAGE

This three bedroom end of terrace Grade II Listed cottage is located in the heart of the village of St Peters. The property is currently let on an Assured Shorthold Tenancy at £700 per calendar month and is being sold with the tenants in situ.

The accommodation comprises, lounge, separate dining room, kitchen and outside W.C. on the ground floor with two bedrooms and a bathroom/WC on the first floor. There is an attic room/third bedroom located at second floor level.

The picturesque village of St Peters offers a traditional village lifestyle with a variety of independent shops, public house's, Co-op supermarket and a chemist. The village is also served by a good selection of schools, doctors and a dental practice.

Online virtual viewing available.

Ground Floor

Lounge

3.60m extending to 5.54m x 4.330m (11' 10" extending to 18' 2" x 14' 2") Entrance from the street. Windows to the front and rear. Feature brick fireplace. Beams to ceiling. Understairs storage cupboard. Tow doors accessing the dining room. Door to kitchen. Radiators. Stairs leading to first floor.

Dining Room

4.280m x 2.980m (14' 1" x 9' 9") Windows to the front and rear. Radiator. Brick fireplace. Beams to ceiling. Two doors to the lounge.

Kitchen

2.970m x 2.670m (9' 9" x 8' 9") Fitted with a range of units incorporating electric oven with gas hob over and extractor hood above. Stainless steel sink. Wall mounted gas fired boiler. Radiator. Plumbing for washing machine. Radiator. Windows to two sides. Door leading out to rear courtyard and outside WC.

Outside WC

First Floor

Landing

Doors to bedrooms one, two and the bathroom/WC. Stairs leading to the second floor. Two built in storage cupboards.

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Bedroom One

4.410m x 4.270m (14' 6" x 14' 0") Windows to front and rear. radiator. Beams to ceiling.

Bedroom Two

3.060m x 2.490m (10' 0" x 8' 2") Window to front. Radiator. Beams to ceiling.

Bathroom/WC

Fitted with panelled bath, wash hand basin and W.C. Window to rear. Radiator.

Second Floor

Attic Room/Bedroom Three

8.380m x 2.180m (27' 6" x 7' 2") Extends the full width of the property. With pitched ceiling and partially restricted height. Window to side. Radiator.

Exterior

Courtyard/Parking

Located at the rear of the property and accessed alongside is a private courtyard area which can be utilised for parking or as a garden.

Tenancy

The property is currently let on an Assured Shorthold Tenancy with a current rent of £700 per calendar month.

Viewings

Strictly by appointment with the Agents Terence Painter - 01843 866866



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		86
(69 to 80) C		
(55 to 68) D	57	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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