

KE



132 Talmead Road, Herne Bay, CT6 6FF

Offers In Excess Of £350,000

- EPC To Follow
- Off Road Parking With A Car Port To The Rear
- Regular Bus Service To Whitstable And Canterbury
- Four Bedrooms, Two Bathrooms
- Just A Mile Or So From The Beach

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Beautifully presented four bedroom family home with two allocated parking spaces. Set within the sought after Meadow View development, this attractive townhouse offers generous, versatile accommodation arranged over three floors.

Located in a charming coastal town on the Kent coast, the property perfectly blends modern living with relaxed seaside appeal. The home features four well proportioned bedrooms, ideal for families or those requiring additional space for guests or home working. The principal bedroom benefits from an en suite shower room, while a contemporary family bathroom serves the remaining bedrooms.

Externally, there is a pretty rear garden providing an inviting outdoor space for relaxation. The property further benefits from two allocated parking spaces, one of which is conveniently situated beneath a car port



Council Tax Band: E



GROUND FLOOR

Kitchen

19' x 12'10

Lounge

15'6 x 12'11

FIRST FLOOR

Bedroom Four

11'1 x 6'2

Family Bathroom

Bedroom Two

13'1 x 12'5

SECOND FLOOR

Bedroom Three

13' x 13'

Primary Bedroom

13'11 x 13

En-Suite Shower Room

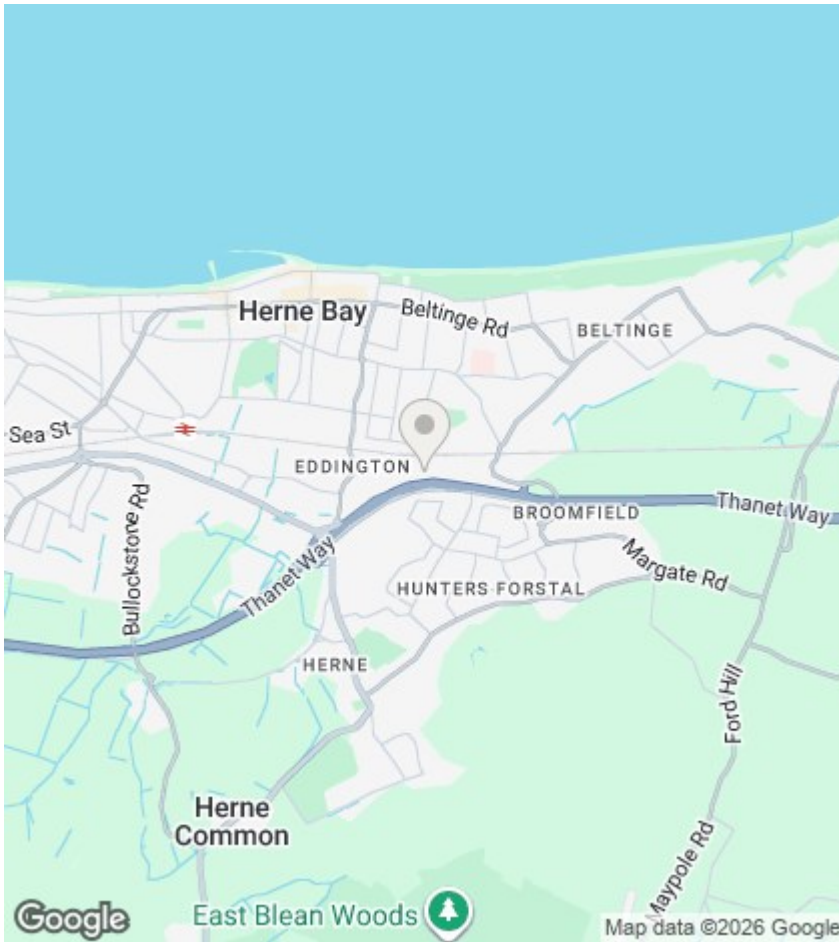
OUTSIDE

Carport

Open Plan Frontage And Enclosed Rear Garden

External power point and outside water tap.

COUNCIL TAX BAND E



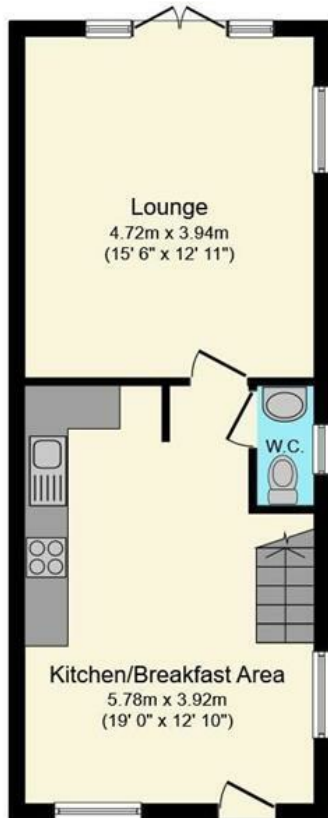
Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

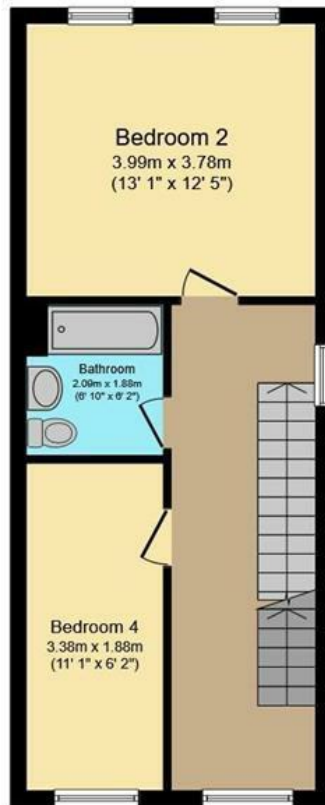
EPC Rating:

C

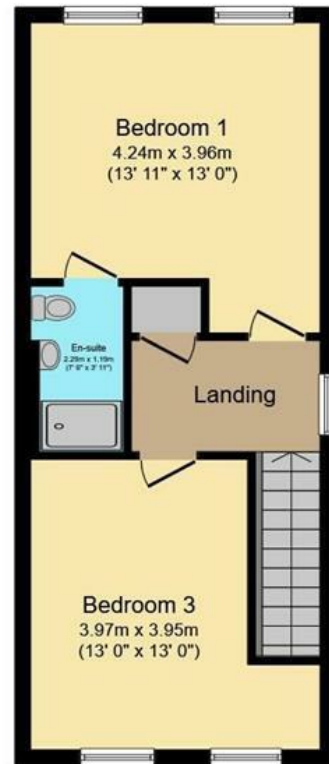
| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 79 | 83 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Ground Floor



First Floor



Second Floor