



**Watchester Lane, Minster, CT12 4DA**

**Offers In The Region Of £350,000**



A gardeners haven in the heart of Minster.

This spacious two-bedroom semi-detached bungalow sits in the heart of the village of Minster, a place with a strong sense of community and a genuine village feel. Both bedrooms are doubles with built-in wardrobes, and the shower room includes a basin, toilet, and step-in shower. The L-shaped lounge and dining area flows naturally into a bright conservatory overlooking a beautifully mature garden, full of colour and character. Off-street parking and a low-maintenance front garden complete the home.

The property is offered with no forward chain, ready for its next chapter.

Minster balances convenience and charm. The railway station links to Canterbury West, Ramsgate, and London St Pancras, while the Thanet Way provides easy road access to London and surrounding towns. The village centre is just a short walk away and includes an award-winning restaurant, local pubs, shops, a doctors' surgery, veterinary clinic, and well-regarded schools.

With a population of around three thousand five hundred, Minster offers a sense of belonging that's hard to find. Historic buildings like the Abbey and St Mary the Virgin Norman church sit alongside paths for countryside walks and the everyday amenities residents rely on.

This is a home for someone who values space, a garden to enjoy, and a real sense of community.

Viewings are a must - if you're looking in Minster, this one needs to be on your list. Call TMS Estate Agents today to arrange your viewing.





Lounge/Diner  
19'8" x 10'5" (6.00 x 3.18)

Living Room  
14'5" x 10'7" (4.41 x 3.25)

Bedroom One  
11'11" x 10'7" (3.65 x 3.25)

Bedroom two  
11'3" x 9'10" (3.44 x 3.02)

Shower Room  
8'3" x 7'0" (2.54 x 2.14)

Kitchen  
10'4" x 9'10" (3.16 x 3.02)

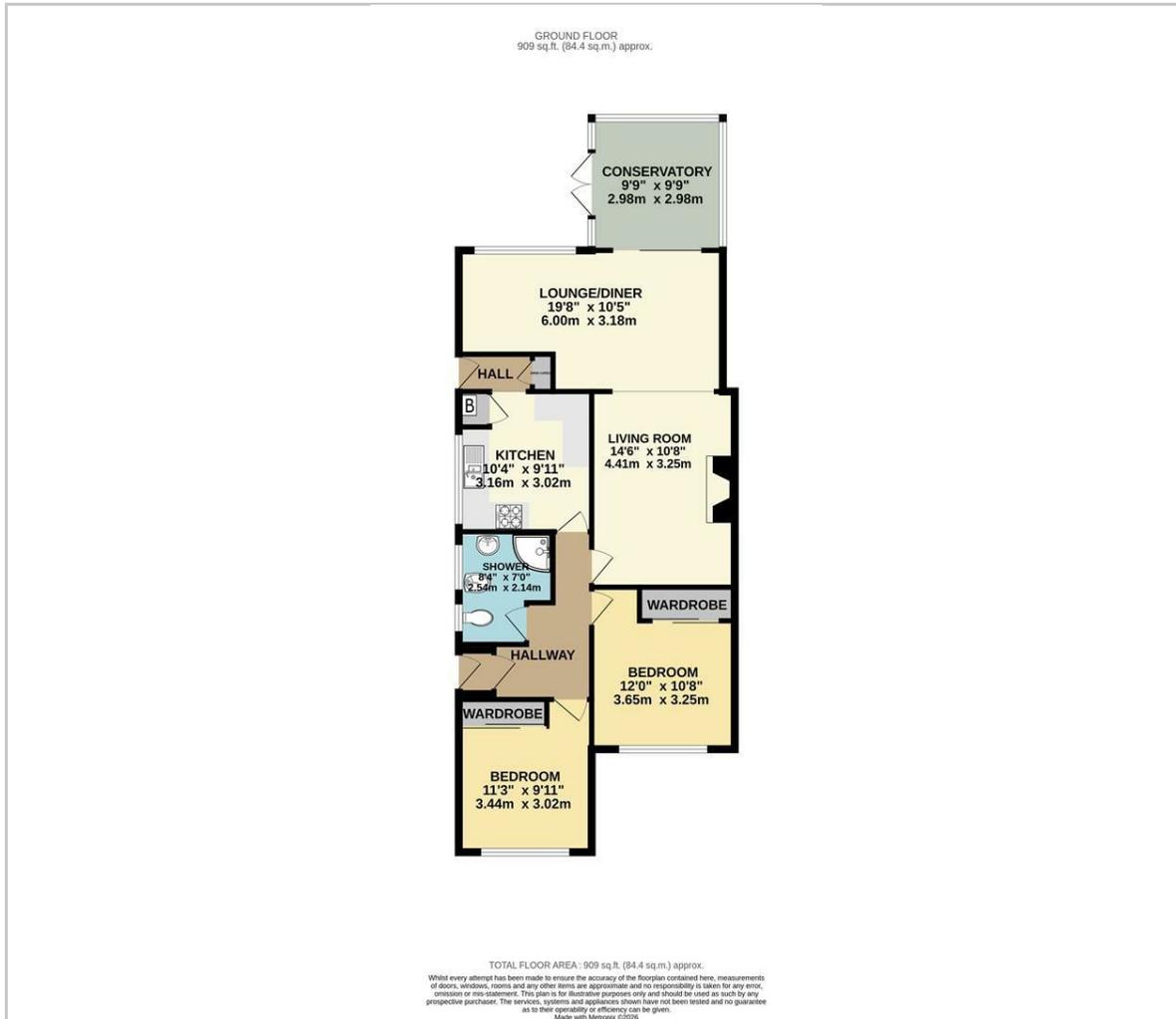


#### Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



## Floor Plan



## Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

