



**Tothill Street, Minster**  
**Offers In The Region Of £425,000**



Welcome to Tothill Street situated in the Historic Village of Minster which is full of charm but also has everything you would expect from a quaint Kent Village. There are lovely local shops, tea room & cafes, along with 2 local pubs and the mainline station which gives you direct access to London. Close by you will find St Augustine Golf Course and beautiful coastal walks along Pegwell Nature reserve and the Viking Coastal Trail.

The properties beautifully presented interior is sure to impress, offering a modern and stylish living space that is perfect for both relaxing and entertaining. The open-planned lounge diner is a highlight, providing a spacious area for family gatherings or hosting friends. The property also benefits from a modern fitted kitchen, utility room, office and downstairs WC. The first floor comprises of three bedrooms, and a shower room, providing ample space for comfortable living.

Externally there is a fabulous rear garden which encompasses a patio area perfect for alfresco dining on those warm summer evenings, a central lawn surrounded by manicured flower beds, shrubs and trees.

With parking available for up to two vehicles, you'll never have to worry about finding a spot after a long day. Ideally situated for families with village primary school, ensuring convenience and quality education right at your doorstep.

Book a viewing today and envision the life you could create in this wonderful property.

Are you ready to move? Let's get viewing. Call TMS and speak with one of our team members, available seven days a week!





**Porch**  
9'10" x 4'10" (3.00 x 1.48)

**Entrance Hall**  
11'1" x 5'9" (3.38 x 1.77)

**Lounge**  
25'4" x 12'10" (7.73 x 3.92)

**Dinning Room**  
19'1" x 10'11" (5.84 x 3.35)



**Utility Room**  
6'2" x 6'5" (1.88 x 1.98)

**Office**  
6'2" x 9'5" (1.88 x 2.88)

**Cloakroom**  
6'2" x 2'8" (1.88 x 0.83)

## FIRST FLOOR

**Main Bedroom**  
11'2" x 12'10" (3.42 x 3.92)

**Bedroom Two**  
13'0" x 12'10" (3.97 x 3.92)

**Bedroom Three**  
9'8" x 8'9" (2.95 x 2.67)

**Shower Room**  
6'6" x 7'11" (1.99 x 2.43)

## 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

