



### 31 Woodlands Estate, Blean, CT2 9JW



Built in 1987 on a popular Residential Park Site en route to Canterbury . Located on an elevated corner plot with distant and extensive country views with The Woodland Walk just a few metres this 2 bedroom static home is ideal for a retired person or couple .Comfortable well kept accommodation complete with a PHCS survey report carried out in September 2024. An electrical condition report also available carried out in 2021. The external walls have been insulated by the Black Box Company complete with a 25 year warranty dated from 2016 . LPG for central heating and hot water .Double glazing .Please note that the site owners always require an interview with any potential purchaser(s) ,as there are rules and regulations in force . The pet restrictions will only allow one dog per home . The properties are not mortgageable therefore cash buyers only please. The age limit is min 50 years old for each person . Parking is available but not allocated . An annual service charge is payable ,please check with the site owners KEAT FARM prior to any purchase . RECOMMENDED VIEWING .....

**£189,995 Leasehold**



### Enclosed Entrance Porch

Double glazed .Panel heater .Door into Kitchen .

### Kitchen

9'7" max x 9'4" max (2.94m max x 2.86m max )

Modern range of base units and wall cupboards ,power points ,recess for fridge/freezer, electric oven and electric hob. Extractor hood .Stainless steel sink unit with mixer. Vaillant gas boiler for central heating and hot water . Water softener installed in 2020 .Recess and plumbed for washing machine.

### Breakfast Room

9'8" x 8'4" (2.96m x 2.55m )

2 wall lights , storage cupboard , radiator , power points , opening to Lounge/Diner .

### Lounge /Diner

19'1" 11'8" (5.84m 3.56m )

Double aspect room , door to decking and side garden, 3 wall lights, tv point, power points . Phoenix free standing wood burner with building regulation certificate .

### Inner Hall

### Shower/wc

6'8" x 5'5" (2.03m x 1.65m )

Shower cubicle with mains shower ,low level wc suite ,pedestal washbasin , heated towel rail .

### Bedroom

9'8" x 9'4" (2.96m x 2.86m )

Free standing wardrobe radiator , power points, tv point .

### Bedroom

9'4" x 6'11" (2.86m x 2.13m )

Radiator ,power points .

### Outside

Elevated surround corner plot gardens ,tastefully landscaped with patio areas , hose tap, concrete shed , 3 plastic storage sheds,& large plastic shed ,



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

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