



**Connells**

Dargate Road  
Yorkletts Whitstable

# Dargate Road Yorkletts Whitstable CT5 3AD

for sale \* Start Bid  
**£350,000**



If you are looking for a detached bungalow with a large garden and annexe space, then this property may well be ideal for you! Positioned within the sought after Dargate Road area, this fully detached three bedroom, bungalow is offered to the market sitting on a very generously sized plot with front garden, off road parking for multiple vehicles and large rear garden complete with ponds, greenhouse and sheds.

The home opens through a hallway leading to two double bedrooms, one of which includes plenty of built in wardrobe space and a storage room to the hallway. There is a dining / study room opening to a garden room with sliding doors overlooking the rear garden. From here, you can access the third double bedroom and the spacious living room with another set of sliding doors overlooking the garden patio and pond.

The fitted kitchen includes matching wall and base units plenty of space for white goods and a separate utility area with washing machine facilities and further units for storage. There is also a conservatory accessible via the kitchen leading to the rear garden.



To the side of the property, the original garage has been converted and extended to provide a separate living space. This includes a double bedroom with en suite bathroom, living room and fitted kitchen. There is a door to the rear garden, measuring over 100 feet in length, it includes sheds, greenhouse, mostly laid to lawn with patio areas, two ponds and plenty of mature bushes and fruit trees.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## ACCOMMODATION

**Entrance Porch**  
**Entrance Hall**  
**Bedroom One**  
**Bedroom Two**  
**Dining Room**  
**Reception Room**  
**Lounge**  
**Kitchen**  
**Utility Room**  
**Conservatory**  
**Bedroom Three**  
**Cloakroom**  
**Bathroom**

**Side Annexe Accommodation**

**Hallway**  
**Bedroom**  
**Lounge**  
**Kitchen**  
**Bathroom**  
**Outside**









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**E [faversham@connells.co.uk](mailto:faversham@connells.co.uk)**

7 Market Place  
 FAVERSHAM ME13 7AG

EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/FAV103489](http://connells.co.uk/Property/FAV103489)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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