



Since 1865

13 Westerly Mews, St Dunstan's Terrace, Canterbury, Kent, CT2 8AQ

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**13 Westerly Mews, St Dunstan's
Terrace, Canterbury, Kent, CT2 8AQ**

£450,000 Freehold

A charming three bedroom semi-detached townhouse situated within a private-gated development in a tucked away location in the heart of St. Dunstan's, Canterbury.

- Three Bedroom Semi-Detached Townhouse
- No Chain
- Garage & Allocated Parking Space
- Secluded, Gated Development
- Set Over Three Floors
- Two Bathrooms
- Courtyard Garden
- Five Minute Walk To Canterbury West & The City Centre

The front door opens to the entrance hall which has a handy cloakroom. The spacious kitchen/dining room is to the rear and has a good range of wall and base units, ample space for a dining table and doors lead out to the pretty courtyard garden.

Upstairs, the landing leads to the sitting room which has a bay window overlooking the rear which floods the room with natural light.

To the front is the main bedroom which benefits from built in storage and an en-suite shower room.

The second floor comprises bedrooms two & three both with built in wardrobes and the family bathroom.

Outside, the courtyard garden measures approximately 24' x 23' and is fence and wall enclosed and is attractively planted. There is a garage and an allocated parking space in front of the garage.

Westerly Mews is located in a tucked away position off St Dunstan's Terrace – a particularly pretty street in this part of Canterbury. Just half a mile west of Canterbury's vibrant city centre and only a short stroll from Canterbury West station.



Everyday amenities can be found in nearby St. Dunstan's, while the city offers an excellent array of shops, cultural attractions, and educational establishments, including leading state and private schools such as the Simon Langton grammar schools, Kent College, The King's School, and St. Edmund's. Cultural highlights include the renowned Marlowe Theatre, the Cathedral, local museums, and the beautifully restored Beaney Gallery and Library. Sporting facilities are plentiful, with Canterbury Golf Club, the Polo Farm Sports Club, and the St. Lawrence Ground - home to Kent County Cricket Club, all within easy reach.

High-speed services from Canterbury West reach London St Pancras in approximately 55 minutes, with additional routes to Victoria, Cannon Street, and Charing Cross available from Canterbury East. The A2 provides swift access to Dover for cross-Channel connections and to Folkestone for the Channel Tunnel Terminal.

Service Charge: The property is freehold however there is a service charge payable for the maintenance of communal areas and electric gates. We understand from the vendors the service charge is £627.33 for the period 1 Sep 2025 – 31 Aug 2026. Anthem Management. We suggest the purchaser and their solicitor check these details before exchange of contracts.

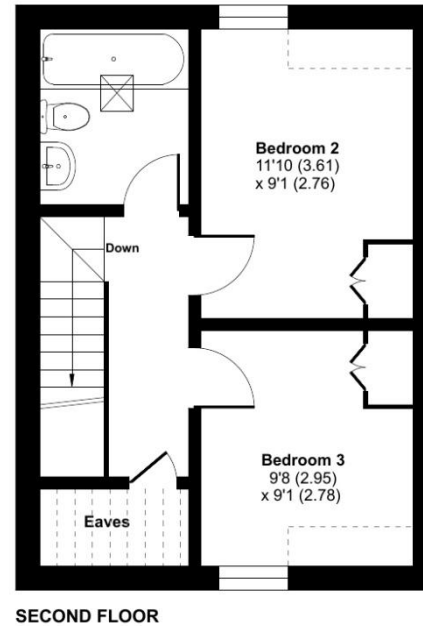
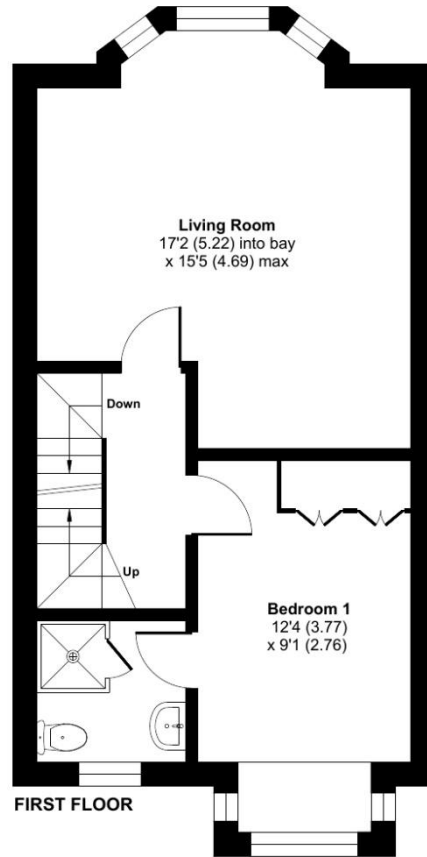
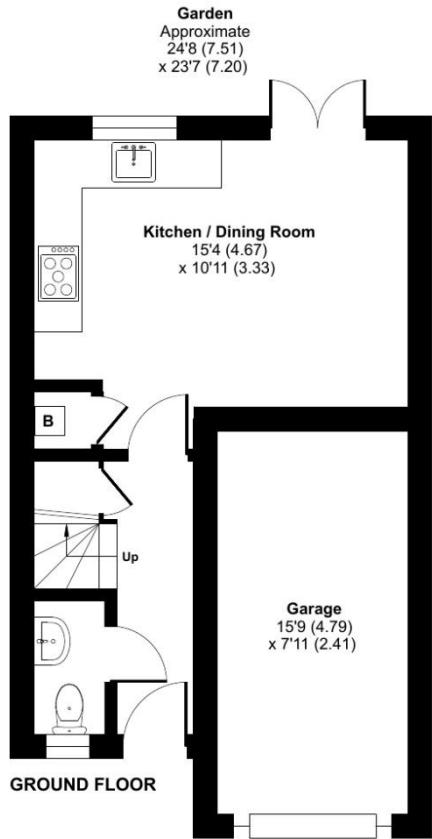
Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'E' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 16/4/26





Approximate Area = 1007 sq ft / 93.5 sq m
 Limited Use Area(s) = 42 sq ft / 3.9 sq m
 Outbuilding = 123 sq ft / 11.4 sq m
 Total = 1172 sq ft / 108.8 sq m
 For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Finns. REF: 1442427

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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