



# TMS

ESTATE AGENTS



Ranelagh Grove, St Peters, CT10 2TE

**£1,400 Per Month**



# Ranelagh Grove, CT10 2TE

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- 2 BEDROOM DETACHED BUNGLAOW
- UNFURNISHED
- 1 SMALL PET CONSIDERED
- LOUNGE & DINING AREA
- CLOSE TO LOCAL AMENITIES

- ST PETERS VILLAGE
- AVAILABLE JUNE 2024
- GARAGE & DRIVEWAY FOR 1 CAR
- KITCHEN & UTILITY ROOM
- EPC D / COUNCIL TAX - C

AVAILABLE JUNE 2024 ~ DETACHED 2 BEDROOM BUNGALOW ~ ST PETERS VILLAGE

TMS ESTATE AGENTS are pleased to be offering to the market this well presented, DETACHED BUNGALOW WITH TWO DOUBLE BEDROOMS, GARAGE & OFF STREET PARKING.

Situated in St Peters Village where you will find easy access to Westwood Cross and the QEQM hospital, there are also local amenities, doctors and schools.

The property enjoys a bright sunny living room which opens to a dining area which in turn leads to the garden via french doors. The modern kitchen has an eye level oven and separate grill microwave oven, gas hob, integrated dishwasher and space for a fridge freezer, the kitchen leads to the utility room with additional storage and plumbing and space for a washing machine and tumble drier, the utility room also leads to the garden. There are 2 double bedrooms, one with fitted mirror wardrobes. The bathroom benefits from a shower over the bath and there is a separate W.C.

Externally the sunny garden wraps around the property and is mostly laid to lawn, it also enjoys a patio area, access to the garage with driveway, a child's play house and a pizza oven.

Ranelagh Grove would best suit a professional couple or a family, the landlord will consider 1 small pet.

The property is for a 12 month let and is unfurnished.

EPC Rating D - Council Tax C - 5 weeks deposit

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £42,000 PER ANNUM

Call TMS Estate Agents today to arrange your viewing.

## STORM PORCH

## ENTRANCE HALL

UPVC door, wood flooring, radiator.

## LOUNGE

14'6" x 11'11" (4.42 x 3.64)

Double glazed windows with blinds, carpet, radiator, open plan to dining room.

## DINING ROOM

10'2" x 5'11" (3.11 x 1.81)

French doors to garden, wooden floor.

## KITCHEN

10'11" x 6'8" (3.35 x 2.04)

Double glazed windows with blinds, range of wall, drawer and base units with wood work surfaces, eye level oven & microwave grill, gas hob, Butler sink, integrated dish washer, space for fridge freezer, door to utility room.

## UTILITY ROOM

Double glazed door to garden, stoarge

## BEDROOM 1

11'4" x 11'2" (3.47 x 3.42)

## BEDROOM 2

12'0" x 10'6" (3.67 x 3.22)

## BATHROOM

## W.C

## EXTERNAL

## GARDEN

Side access, access to garage at rear of property, lawn, patio.

## GARAGE

Power & light, accessed via driveway and garden.





## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			87
(81-81) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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			
(82 plus) A			
(81-81) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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