



TMS

ESTATE AGENTS



Hereson Road, Broadstairs, CT10 1FF

£1,400 Per Month



- THREE BEDROOM HOUSE
- CLOSE TO BROADSTAIRS TOWN CENTRE & BEACHES
- EN SUITE & CLOAKROOM
- UNFURNISHED
- AVAILABLE MID JUNE 2024

- SOUGHT AFTER DEVELOPMENT
- CATCHMENT AREA FOR SCHOOLS
- 2 PARKING SPACES
- EPC - B / COUNCIL TAX - C
- LONG TERM LET



3 BEDROOM HOUSE BROADSTAIRS ~ AVAILABLE MID JUNE ~ LONG TERM LET

TMS Estate Agents are delighted to bring to the market this very spacious terraced house offering three bedrooms on the modern Hereson Estate.

Hereson Road is located perfectly for easy access into Broadstairs town centre, the sandy beaches of Viking Bay and Louisa Bay, the mainline railway, the Loop bus service and within catchment of outstanding local schools.

Offered unfurnished, the property itself boasts a lovely large lounge/dining room with direct access to the secure rear garden. A good sized and fully equipped modern kitchen with integrated appliances and a cloakroom on the ground floor. The first floor enjoys three bedrooms (two of which are good sized doubles) with the main having en-suite facilities, there is also a family bathroom to complete the living accommodation.

Outside there are two parking spaces allocated to the property and the fully enclosed rear garden is spacious and easy to maintain with AstroTurf.

There is double glazing throughout, gas fired energy efficient central heating.

EPC - B / COUNCIL TAX - C / DEPOSIT IS 5 WEEKS RENT.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £42,000 PER ANNUM FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY. IF A WORKING GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £50,400 PA TO MEET AFFORDABILITY

Call TMS ESTATE AGENTS today to book your accompanied viewing, we are available 7 days a week.

GROUND FLOOR

ENTRANCE HALL

Entry to the property is via a UPVC and obscured double glazed door to reception hall, fitted carpet, radiator, stairs to First Floor, door to;

KITCHEN 9'6" x 7'4" (2.92 x 2.24)

UPVC double glazed window to front, range of matching wall and base units with roll top work surface, all appliances are integrated - oven, hob, extractor, washing machine, dishwasher, fridge freezer. Cupboard housing the boiler, 1 1/2 stainless steel sink and drainer, vinyl flooring.

LOUNGE 20'3" x 14'11" (6.18 x 4.57)

UPVC double glazed window to rear, UPVC double glazed French doors to rear, built in storage cupboard, two radiators.

CLOAKROOM

Obscured UPVC double glazed window to

front, low level flush W.C, pedestal wash hand basin, tiled effect flooring, radiator.

FIRST FLOOR

LANDING

Fitted carpet to stairs and landing, radiator, loft access - loft is part boarded, insulated with pull down loft ladder.

BEDROOM 1 14'7" x 10'11" (4.45 x 3.35)

maximum measurements, UPVC double glazed window to front, fitted carpet, radiator built in storage housing the water cylinder, door to;

EN SUITE

UPVC obscured double glazed window to front, walk in shower cubicle, low level flush W.C, pedestal wash hand basin, tiled effect flooring, radiator.

BEDROOM 2 11'3" x 8'0" (3.45 x 2.44)

UPVC double glazed window to rear, fitted carpet, radiator.

BEDROOM 3 8'3" x 6'5" (2.54 x 1.98)

UPVC double glazed window to rear, fitted carpet, radiator.

BATHROOM

Panel bath with shower attachment, low level flush W.C, pedestal wash hand basin, tiled effect flooring, radiator.

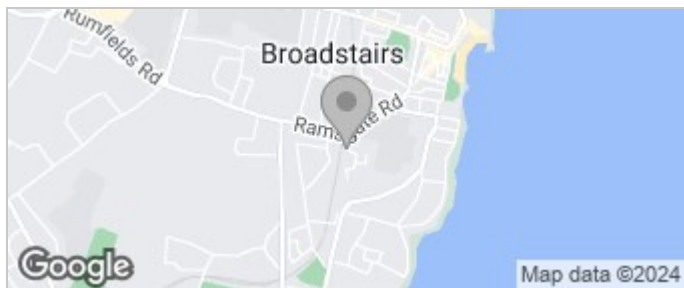
EXTERNAL

REAR GARDEN

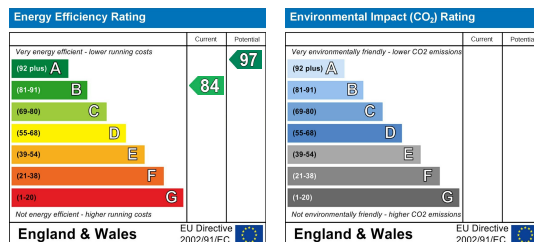
approximate measurements at widest points, L-shaped garden, split between main garden and private secluded garden, mainly laid to lawn with small patio area, fully enclosed, shed to remain, side access.

PARKING

There are two allocated parking spaces for this property



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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