



TMS

ESTATE AGENTS



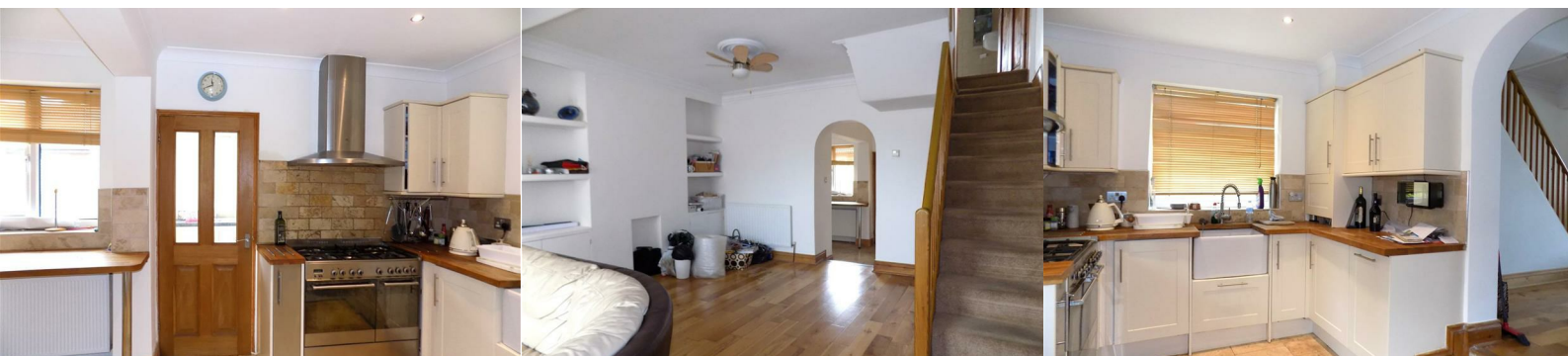
Crow Hill Road, Garlinge, CT9 5PF

£1,300 Per Month



- AVAILABLE IMMEDIATELY
- GARLINGE VILLAGE
- ARRANGED OVER 3 FLOORS
- KITCHEN AND UTILITY ROOM
- SOUTH FACING COURTYARD GARDEN

- 3 BEDROOM END OF TERRACE HOUSE
- OFF STREET PARKING FOR 1 CAR
- LOUNGE / DINER
- UNFURNISHED / 12 MONTH AGREEMENT
- EPC - D / COUNCIL TAX - B



AVAILABLE IMMEDIATELY ~ 3 BEDROOM END OF TERRACE HOUSE ~ VILLAGE LOCATION.

TMS ESTATE AGENTS are delighted to offer to the market this spacious and versatile 3 bedroom family home in Crow Hill Road, Garlinge Village.

This delightful end terrace house is available immediately and offered unfurnished on an initial 12 month agreement.

Arranged over 3 floors this versatile property offers a bright through lounge leading to the kitchen with white goods and a utility room to the rear. To the first floor are 2 double bedrooms and a well appointed bathroom with panelled bath and a separate shower cubicle. The third bedroom is a generous double room and is situated on the lower ground floor and offers excellent storage.

To the ground floor is a spacious lounge / diner leading to a well proportioned kitchen, utility room and cloakroom.

Externally there is a small courtyard style garden with raised flower beds and to the front of the property parking is made easy with space for one vehicle, a coveted feature in this bustling area. Other benefits include gas central heating and double glazing where advised.

Garlinge Village is situated in Margate between the main town and Westgate, both known for their beautiful sandy beaches. Margate town enjoys a vibrant art scene, historic architecture, amenities and attractions including Dreamland. From seaside strolls to exploring local cafes and shops, the lifestyle opportunities here are endless.

Margate Mainline station is just a short distance away and offers fast links direct to London.

EPC Rating D- Council Tax B- 5 weeks deposit £1500.00 / Holding deposit £300.00 / <https://checker.ofcom.org/> for broadband and phone coverage.

An Ideal family home offered on a 12 month agreement, 1 small pet will be considered.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £39,000 PER ANNUM for affordability.

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

Area Map



Floor Plans



GROUND FLOOR

ENTRANCE HALL

LOUNGE 24'11" x 13'9" (7.60 x 4.21)

KITCHEN 14'11" x 9'3" (4.56 x 2.83)

UTILITY ROOM 6'9" x 6'3" (2.08 x 1.93)

FIRST FLOOR

LANDING

BEDROOM 16'1" x 9'7" (4.92 x 2.93)

BEDROOM 15'1" x 9'7" (4.62 x 2.94)

BATHROOM 8'11" x 8'3" (2.72 x 2.52)

LOWER GROUND FLOOR

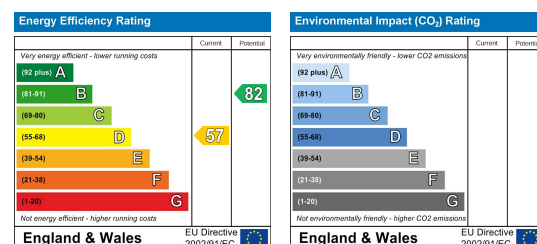
BEDROOM 13'4" x 10'5" (4.08 x 3.20)

EXTERNAL

REAR GARDEN

FRONT GARDEN / OFF STREET PARKING

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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