



TMS

ESTATE AGENTS



Church Street, Broadstairs, CT10 2TU

£1,200 Per Month



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- SEMI DETACHED HOUSE
- SOUGHT AFTER VILLAGE LOCATION
- WITHIN SCHOOL CATCHMENTS
- SHORT WALK TO TOWN CENTRE
- SUNNY GARDEN

- 3 BEDROOMS
- CLOSE TO BUS ROUTES
- SHORT WALK TO TRAIN STATION
- CLOSE TO LOCAL AMENITIES
- EPC - D / COUNCIL TAX - B



AVAILABLE BEGINNING OF SEPTEMBER ~ 3 BED HOUSE ~ BROADSTAIRS ~ UNFURNISHED

TMS ESTATE AGENTS are delighted to be able to offer this well presented, 3 bedroom, semi-detached house to the market, located in the sought after village of St. Peters. Church Street offers great transport links and is a short distance to various amenities, as well as Broadstairs train station and the town centre where you can enjoy an eclectic range of independent shops, cafe's, bars, restaurants and the beautiful beach of Viking Bay.

This property boasts a delightful combination of 1 lounge, 2 double bedrooms and 1 single bedroom and 1 bathroom. The kitchen includes a free standing gas hob and leads directly into the sunny, good sized garden.

This lovely home is offered unfurnished and ideally would suit a couple of working professionals or small family. A guarantor is required and the landlord will consider pets.

Council tax band B / EPC - D / DEPOSIT 5 weeks rent £1384.61/ holding deposit £276.92
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £37,500 PER ANNUM TO SHOW AFFORDABILITY FOR THIS PROPERTY AND GUARANTORS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £45,000

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

GROUND FLOOR

ENTRANCE HALL

UPVC door, laminate floor, radiator.

LOUNGE 9'11" x 10'4" (3.03 x 3.17)

Double glazed window, laminate floor, radiator.

KITCHEN / DINER 16'0" x 8'0" (4.88 x 2.45)

Double glazed window, range of wall drawer and base units, free standing gas oven, fridge freezer, washing machine and tumble dryer, laminate floor, radiator.

FIRST FLOOR

LANDING

BEDROOM 1 10'0" x 10'5" (3.05 x 3.18)

Double glazed window, ornamental fireplace, carpet.

BEDROOM 2 10'0" x 8'0" (3.05 x 2.45)

Double glazed window, carpet.

BEDROOM 3 / COT ROOM 6'0" x 5'8" (1.83 x 1.75)

Double glazed window, carpet, radiator.

BATHROOM

Frosted double glazed window, paneled bath with shower over bath, laminate floor, wash hand basin, W.C, vinyl floor.

EXTERNAL

FRONT GARDEN

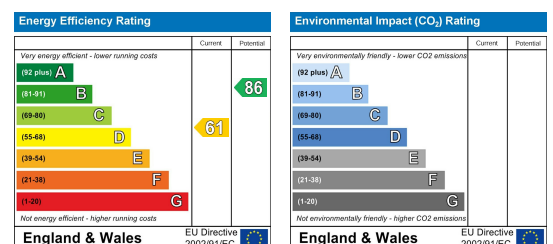
REAR GARDEN

Approximately 25' laid to lawn and decked area, side access, fenced.

Area Map



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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