



TMS

ESTATE AGENTS



Glencoe Road, Margate, CT9 2SL

£1,200 Per Month



- 2 BEDROOM TERRACED HOUSE
- THROUGH LOUNGE / CONSERVATORY & SUNNY GARDEN
- CLOSE TO MAINLINE STATION
- A CAT WILL BE CONSIDERED
- PERFECTLY SITUATED FOR THE QEQM HOSPITAL

- AVAILABLE - 23RD SEPTEMBER 2024
- UNFURNISHED LONG TERM LET
- COUNCIL TAX - B / EPC - D
- LARGE BATHROOM
- SHORT DISTANCE TO TOWN CENTER AND SANDY BEACHES



2 BEDROOM TERRACED HOUSE WITH CONSERVATORY ~ AVAILABLE 23RD SEPTEMBER 2024 ~ PERFECTLY SITUATED FOR THE QEQM HOSPITAL

TMS Estate Agents are delighted to offer to the market this charming property located on Glencoe Road, which offers easy access to local amenities, shops, Margate town Centre, making it a convenient and desirable location to live in.

To the ground floor this delightful home boasts a spacious through lounge, large kitchen leading to a conservatory and then onto a sunny rear garden. The the first floor are 2 double bedrooms and an exceptionally large bathroom. Externally there is a low maintenance and sunny rear garden.

Glencoe Road is situated less than a mile from Margate town centre with its vibrant Old Town with independent shops, restaurants and bars. The sandy beach of Margate main sands and Margate mainline station which offers commuters fast, direct access to London.

Don't miss the opportunity to make this house your home and enjoy all that Margate has to offer.

This lovely home is available for along term let and is unfurnished, it would be suitable for a professional couple or small family only. 1 cat will be considered.

EPC rating D - Council Tax Band B - The Deposit is £1384.61 / Holding Deposit £225.00
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £36,000 PER ANNUM

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

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE / DINER

28'4" x 11'9" (8.66 x 3.59)

Double glazed bay window to front and rear, through lounge, carpet, radiator and cover, radiator.

KITCHEN

13'7" x 11'0" (4.15 x 3.37)

Range of wall, drawer and base units, gas hob & electric oven, space for fridge freezer, washing machine, dishwasher, and tumble dryer, access to cellar, door to conservatory.

CELLAR

housing gas and electric meters, power and light.

CONSERVATORY

9'9" x 7'6" (2.99 x 2.31)

Double glazed, laminate floor, light & power.

FIRST FLOOR

LANDING

Carpet to stairs and landing, loft access.

BEDROOM 1

14'4" x 11'6" (4.38 x 3.51)

Double glazed windows to front, carpet, radiator.

BEDROOM 2

11'11" x 9'10" (3.65 x 3.01)

Double glazed windows to rear, carpet, radiator.

BATHROOM

13'6" x 9'6" (4.12 x 2.91)

Double glazed frosted window to rear, glazed window to side, panelled bath with electric shower over, cupboard housing central heating boiler, low flush W.C, pedestal wash hand basin, heated towel rail, vinyl floor.

EXTERNAL

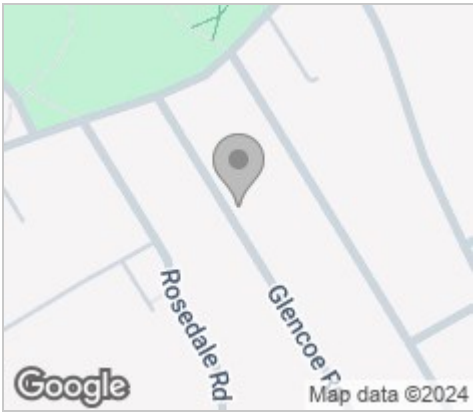
REAR GARDEN

Paved garden

FRONT GARDEN

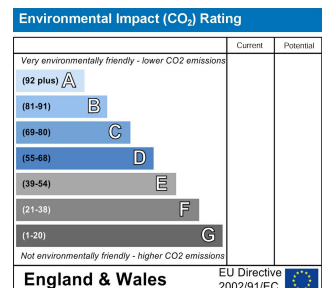
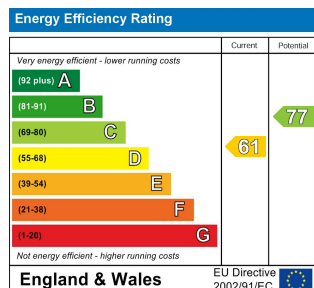
Paved, space for bins





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.



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