



TMS

ESTATE AGENTS



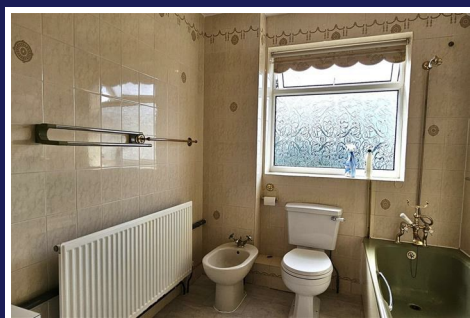
Pembroke Avenue, Westbrook, CT9 5EA

£2,000 Per Month



- AVAILABLE IMMEDIATELY
- BATHROOM & SHOWER ROOM
- SEA VIEWS FROM BALCONY
- GARAGE AND OFF STREET PARKING
- SUN ROOM

- 4 BEDROOM DETACHED HOUSE WITH SEA VIEWS
- JUST YARDS FROM SANDY BEACHES
- COUNCIL TAX - F / EPC - C
- 4 DOUBLE BEDROOM
- SOUGHT AFTER WESTBROOK BAY AREA



AVAILABLE IMMEDIATELY ~ 4 BEDROOM DETACHED FAMILY HOME ~ CLOSE TO THE BEACH

TMS ESTATE AGENTS are delighted to offer to the letting market this spacious 4 double bedroom detached close just a stones throw from Westbrook Bay.

Pembroke Avenue is situated in Westbrook and is a very desirable location, enjoying the sunny side of the street the house is bright and airy and boasts spacious and versatile accommodation throughout

Walking distance to both Margate & Westgate's sandy beaches, schools shops and amenities, the property is situated at the sea end of the road and boasts sea views from the balcony and a sunny aspect rear garden.

Arranged over two floors, the ground floor enjoys a large porch and generous entrance hall leading to a double aspect living room approximately 21 feet in width. There is a separate dining room for entertaining, two double bedrooms, a kitchen with separate utility room, a shower room and conservatory.

To the first floor the large landing enjoys plenty of natural light with large patio doors giving access to a balcony that overlooks the mature front garden - a lovely place to sit and enjoy the views!

There are two further double bedrooms, a 4 piece bathroom and useful walk in loft storage space on this floor.

Externally there are good sized, lawned gardens to the front and back of the property and gated off-street parking for a number of vehicles. There is a large garage and attached garden room

This lovely home is offered unfurnished and would ideally suit a family. unfortunately pets are not allowed, the Initial tenancy is 12 months

Council Tax band F / Deposit = 5 weeks rent £2307.69 / EPC - C / holding deposit £461.53
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £60,000, PER ANNUM TO MEET AFFORDABILIT

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE

20'11" x 15'9" (6.40 x 4.82)

DINING ROOM

13'8" x 12'0" (4.18 x 3.67)

KITCHEN

15'5" x 11'6" (4.72 x 3.53)

GARDEN ROOM

11'9" x 10'1" (3.60 x 3.08)

BEDROOM

15'6" x 11'5" (4.74 x 3.48)

BEDROOM

12'11" x 12'1" (3.95 x 3.70)

SHOWER ROOM

UTILITY ROOM

8'2" x 5'6" (2.50 x 1.69)

SUN ROOM

10'9" x 5'11" (3.30 x 1.82)

FIRST FLOOR

BEDROOM

15'7" x 11'6" (4.75 x 3.51)

BEDROOM

12'1" x 12'0" (3.69 x 3.67)

BATHROOM

EXTERNAL

FRONT GARDEN

Off street parking

REAR GARDEN

GARAGE





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			82
(61-81) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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