



**Jacob Close, Margate**  
**Offers Over £350,000**



Welcome to this stunning property located on Jacob Close in the charming town of Margate. This spacious home boasts not one, but two reception rooms, perfect for entertaining guests or simply relaxing with your family. With five generously sized bedrooms and two bathrooms, there is ample space for everyone to enjoy.

Situated in a prime location, this property is ideal for families as it is close to both junior and senior schools, ensuring that your children have a convenient and easy commute to their educational institutions. Additionally, being less than half a mile away "as the crow flies" to QEQM hospital there would be high demand from tenants as well, making this a fantastic investment.

One of the standout features of this property is the parking space available for two vehicles, a rare find in many properties in this area. This convenience ensures that you never have to worry about finding a parking spot after a long day out.

Furthermore, the mainline train links nearby make commuting a breeze for those who need to travel for work or leisure. Whether you're heading into the city for business or exploring the beautiful countryside, the easy access to transportation is a definite plus.

Overall, this large family home offers a perfect blend of space, convenience, and accessibility. Don't miss out on the opportunity to make this property your own and enjoy all that it has to offer. Contact us today to arrange a viewing and take the first step towards your dream home in Margate.

Let's get viewing. Call TMS and speak with one of our team members, available seven days a week!





**Lounge**  
14'8" x 10'11" (4.49 x 3.33)

**Family Room**  
10'11" x 7'9" (3.33 x 2.38)

**Dining Room**  
12'1" x 7'9" (3.70 x 2.38)

**Utility Room**  
9'1" x 7'3" (2.77 x 2.23)

**Kitchen**  
11'2" x 9'1" (3.41 x 2.77)

**Bathroom**  
7'8" x 5'10" (2.35 x 1.80)

**Main Bedroom**  
14'3" x 10'11" (4.35 x 3.33)

**Bedroom Two**  
11'2" x 8'9" (3.41 x 2.68)



#### FIRST FLOOR

**Bedroom Three**  
10'6" x 10'1" (3.22 x 3.09)

**Bedroom Four**  
10'6" x 9'1" (3.22 x 2.77)

**Bedroom Five**  
11'6" x 7'1" (3.52 x 2.18)

**Shower Room**  
5'6" x 5'2" (1.70 x 1.60)

#### EXTERNAL

**Outbuilding**  
18'0" x 11'1" (5.51 x 3.40)

#### Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

#### AGENT NOTE

We have been advised by the vendor that the property was under pinned in 1992.

The structural report was completed in July 1992 and is available upon request.



Floor Plan



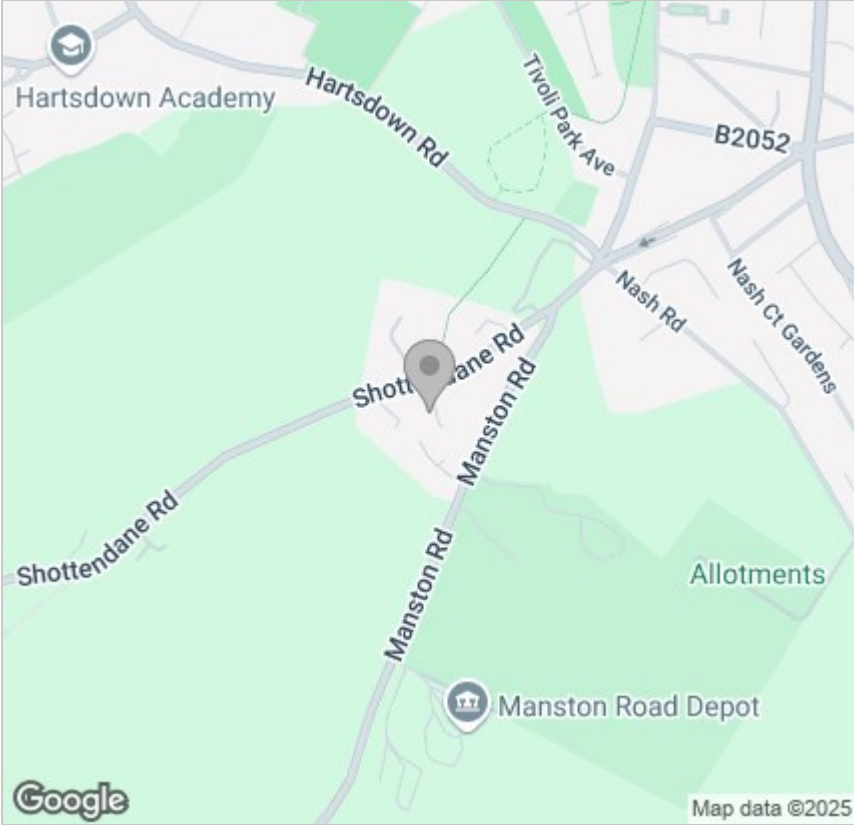
Viewing

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.

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Area Map



Energy Efficiency Graph

