



# TMS

## ESTATE AGENTS



### Mayville Mews, Broadstairs, CT10 3BQ

**£1,550 Per Month**



- AVAILABLE MID SEPTEMBER 2024
- UNDERFLOOR HEATING
- BATHROOM & EN SUITE SHOWER ROOM
- COUNCIL TAX BAND C / EPC - B
- INTEGRATED APPLIANCES

- 3 BEDROOM SEMI DETACHED HOUSE
- LONG TERM LET / UNFURNISHED
- GARAGE AND PARKING
- SOUGHT AFTER CUL DE SAC LOCATION
- SORRY NO PETS



# QUIET CUL DE SAC POSITION ~ 3 BED HOUSE ~ GARAGE ~ ST PETERS VILLAGE

TMS ESTATE AGENTS are delighted to offer to the market this beautifully presented large 3 bedroom semi detached house situated in a quiet cul de sac in the St Peters area of Broadstairs.

Offered unfurnished and with underfloor heating through out this lovely family home will be snapped up so book your viewing today !

To the ground floor there is a spacious entrance hall and cloak room and a good sized kitchen / diner with integrated fridge freezer, dual integrated eye level oven and grill, integrated dishwasher and washing machine.

The lounge is to the back of the property and enjoys access to the low maintenance garden and garage via French doors.

To the first floor are 3 double bedrooms with the main bedroom benefiting from an ensuite, there is also the family bathroom

Externally there is off street parking for the property and a garage.

The property would be very suitable for a professional couple or working family, sorry but pets cannot be considered.

Council Tax band C / Deposit = 5 weeks rent £1788.46/ Holding deposit £357.68 / EPC rating B

<https://checker.ofcom.org/> for broadband and phone coverage.

**APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £46,500 PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY**

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

Lounge 16'10" x 12'11" (5.14 x 3.96)

Kitchen/Diner 12'9" x 10'8" (3.91 x 3.26)

Cloakroom 5'8" x 3'6" (1.74 x 1.08)

## FIRST FLOOR

Main Bedroom 12'4" x 9'11" (3.76 x 3.03)

Ensuite 6'5" x 2'9" (1.98 x 0.85)

Bedroom Two 13'6" x 9'11" (4.12 x 3.03)

Bedroom Three 10'3" x 6'11" (3.13 x 2.11)

Bathroom 9'8" x 4'9" (2.96 x 1.45)

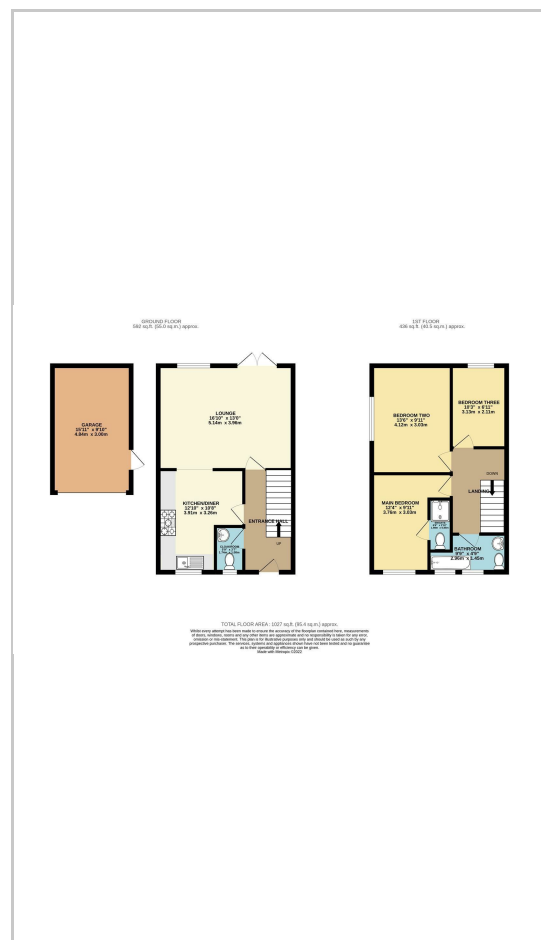
## EXTERNAL

Garage 15'10" x 9'10" (4.84 x 3.00)

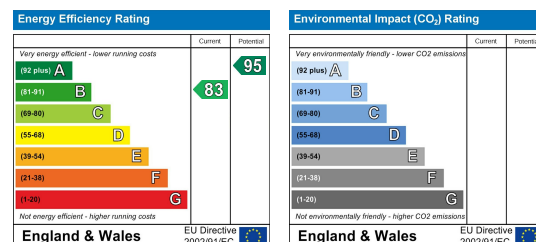
## Area Map



## Floor Plans



## 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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