



TMS

ESTATE AGENTS



Lydia Road, Walmer, Deal, CT14 9JY

£1,300 Per Month



- 3 BED SEMI DETACHED HOUSE
- EPC - D / COUNCIL TAX -B
- AVAILABLE JULY 2025
- CLOSE TO WALMER MAINLINE STATION
- OFF STREET PARKING
- LONG TERM LET
- 1 SMALL PET CONSIDERED
- CLOSE TO PRIMARY & SECONDARY SCHOOLS
- RECENTLY REDECORATED
- CENTRAL DEAL



AVAILABLE JULY 2025 ~ 3 BEDROOM SEMI DETACHED HOUSE ~ CENTRAL DEAL ~ LONG TERM LET

TMS Estate Agents are delighted to offer this lovely 3 bedroom family home situated in a prime location for schools, Walmer mainline train station, local superstore and beautiful country walks.

This traditional semi-detached property is offered in good order throughout and has a sunny southerly facing garden to the rear . There are, 2 double bedrooms, a single bedroom, large lounge / dining room, fitted kitchen, cloakroom and family bathroom, the property also enjoys gas central heating and double glazing

Externally there is off street parking to the front for 2 cars and a secure rear garden.

Lydia Road is just over half a mile from Walmer Train station with services direct to London Kings Cross. Walmer is a sought after location, home to beautiful Walmer Castle, once a residence of HM Queen Elizabeth the Queen Mother. Walk or cycle to neighbouring Deal, with waterfront restaurants, an award-winning high street of independent shops; a pebbly beach and an unspoiled seafront.

Council Tax band B / Deposit = 5 weeks rent £1500.00 / Holding deposit £300.00 / EPC rating D
<https://checker.ofcom.org/> for broadband and phone coverage.

The property is unfurnished, available July 2025 and is perfect for professional tenants / families. 1 small pet will be considered.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £39,000PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY

Call TMS Estate Agents today to arrange your accompanied viewing.

Ground Floor

Entrance Hall

Lounge/Diner

14'11" x 13'8" (4.55m x 4.19m)

14' 11" x 13' 9" (4.55m x 4.19m)

Kitchen

11'10" x 6'0" (3.61m x 1.83m)

11' 10" x 6' (3.61m x 1.83m)

First Floor

Bedroom 1

10'11" x 10'2" (3.33m x 3.10m)

10' 11" x 10' 2" (3.33m x 3.10m)

Bedroom 2

8'11" x 8'11" (2.74m x 2.72m)

9' x 8' 11" (2.74m x 2.72m)

Bedroom 3

7'8" x 7'10" (2.36m x 2.41m)

7' 9" x 7' 11" (2.36m x 2.41m)

Bathroom

External

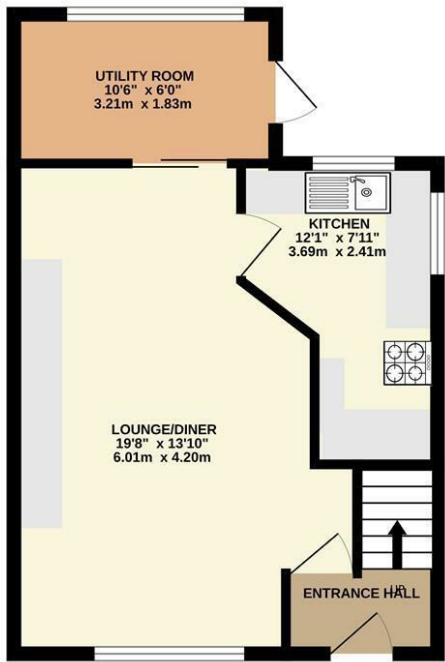
Front Garden

Rear Garden

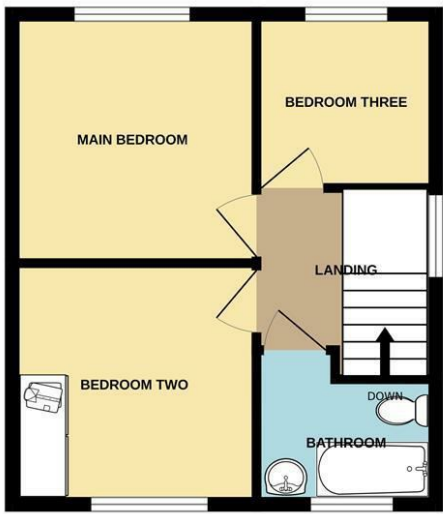




GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 797sq.ft. (74.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		62	
(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			
(92 plus) A			
(81-91) 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	

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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