



TMS

ESTATE AGENTS



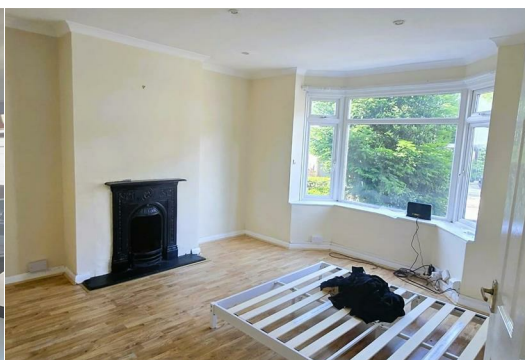
St. Martins Close, Canterbury, CT1 1QG

£1,400 Per Month



- AVAILABLE AUGUST 2025
- CLOSE TO TRANSPORT LINKS / SCHOOLS AND COLLEGES
- UNFURNISHED
- OFF STREET PARKING
- 1 SMALL PET WILL BE CONSIDERED

- 3 BEDROOM SEMI DETACHED HOUSE
- LONG TERM LET
- EPC - D / COUNCIL TAX - C
- CLOSE TO CITY CENTRE & LOCAL AMENITIES
- PERFECT FAMILY HOME



AVAILABLE AUGUST 2025 ~ 3 BEDROOM SEMI DETACHED FAMILY HOME ~ LONG TERM LET ~ CANTERBURY CITY CENTRE ~ IDEAL FOR KENT & CANTERBURY HOSPITAL

TMS ESTATE AGENTS are delighted to offer to the market this spacious three-bedroom semi-detached home situated on St. Martin's Close in Canterbury just a short stroll to the city centre.

The property enjoys a lounge, and an open-plan L-shaped kitchen with dining area and downstairs W/C.. To the first floor are three bedrooms and a family bathroom.

Externally there's a rear garden and off street parking to the front of the property.

This property is conveniently situated near Canterbury's historic centre and local amenities including both East and West mainline stations, Kent & Canterbury Hospital and an assortment of schools and colleges.

The property benefits from gas central heating.

Offered unfurnished and available for a long term let, the landlord will consider 1 small pet.

Council Tax band C / EPC - D / The deposit is 5 weeks rent £1615.38 / holding deposit £323.07

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

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £42,000 PER ANNUM FOR AFFORDABILITY FOR THIS RENT.

Call TMS Estate Agents now to book your accompanied viewing

GROUND FLOOR

ENTRANCE HALL

LOUNGE 12'11" x 12'2" (3.94 x 3.71)

DINING ROOM 10'4" x 9'4" (3.16 x 2.87)

KITCHEN 16'5" x 7'6" (5.02 x 2.30)

FIRST FLOOR

BEDROOM 1 14'0" x 9'8" (4.29 x 2.95)

BEDROOM 2 12'7" x 9'5" (3.84 x 2.88)

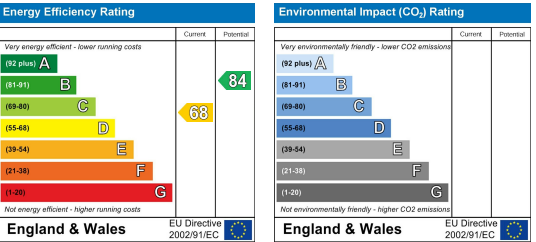
BEDROOM 3 7'10" x 9'1" (2.39 x 2.77)

BATHROOM 6'10" x 6'4" (2.09 x 1.95)

Area Map



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