



# TMS

ESTATE AGENTS



Linden Avenue, Broadstairs, CT10 1HR

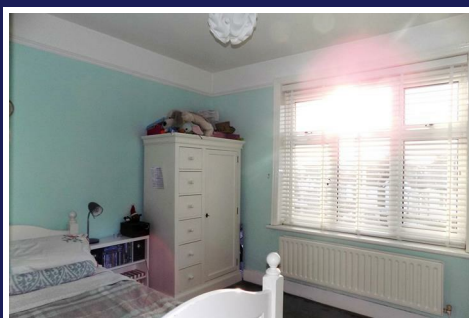
**£1,940 Per Month**

 5  2  3  C



- 5 Bedroom Semi Detached House
- Sea Views
- Council Tax Band C / EPC - C
- Popular Broadstairs Location
- Fitted Kitchen & Utility Room

- 26' Lounge & Snug
- Available Immediately
- Off Street Parking
- Long Term Let
- Unfurnished



### 5 BEDROOM FAMILY HOME ~ BROADSTAIRS LOCATION ~ AVAILABLE IMMEDIATELY

TMS ESTATE AGENTS are delighted to offer to the market this spacious 5 bedroom, 3 reception family home just a short walk from the beautiful sandy beaches of Viking Bay & Stone Bay and the vibrant town centre with its eclectic mix of shops, restaurants and bars.

The property offers versatile living through out and to the ground floor there is a 26' lounge with a feature fireplace and a piano for any budding musicians, a cosy snug with sea views and a door to the garden this leads to a dining room also with sea views and a door to the garden and in turn this leads to the fitted kitchen and utility room.

To the first floor are 4 double bedrooms and a generous size single room, the master bedroom enjoys sea views.

Externally the property boasts a mature rear garden with a raised decked area and sea views and off street parking for potentially 2 cars to the front.

Other benefits include gas central heating and double glazing where stated.

This lovely property would make a great family home, the landlord will not allow smokers but will consider 1 small pet.

The deposit is 5 weeks rent £2238.46 / Holding deposit £4447.68

The council tax is C / EPC - C

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

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £58,200 PER ANNUM FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY.

Call TMS ESTATE AGENTS today to book your accompanied viewing.



## Ground Floor

### Entrance Hall

Hard wood door with stained glass window to side, stripped wood floor, fitted carpet to stairs, radiator.

### Lounge

26'0" x 14'2" (7.95 x 4.32)

Twin double glazed bay windows to front, picture rail, feature fireplace and hearth with electric log effect burner, piano, fitted carpets, 2 radiators, French doors to Snug.

### Snug / 2nd Reception

12'7" x 12'0" (3.86 x 3.68)

Double glazed door to raised decked area with with sea view, fitted carpet, radiator.

### Dining Room / 3rd Reception

12'9" x 9'10" (3.89 x 3)

Double glazed door to raised decked area with with sea view, Cast Iron Fireplace and surround, picture rails, fitted carpet, radiator, arch to kitchen.

### Kitchen

12'7" x 8'3" (3.86 x 2.54)

Range of wall, drawer and base units with wood effect work surface, 1 and a half bowl stainless steel sink and mixer tap, 5 ring range style gas cooker with extractor above, space for fridge freezer, dishwasher, vinyl floor, localised tiling, door to utility room.

### Utility Room

10'0" x 6'0" (3.05 x 1.85)

Double glazed window and door to garden, single drainer stainless steel sink and mixer tap, plumbed for washing machine, space for tumble dryer, vinyl floor.

## First Floor

### Landing

Fitted carpet, loft access.

### Master Bedroom

12'7".10'7" (3.84.3.25)

to fitted wardrobe, double glazed window with sea views, fitted wardrobes, fitted carpet, radiator.

### En Suite Bathroom

Double glazed window to side, paneled bath with mixer taps and shower attachment, low flush W.C, pedestal wash hand basin, heated towel rail, vinyl floor.

### Bedroom

12'7" x 10'7" (3.84 x 3.23)

Double glazed window to rear with sea view, cast iron fireplace and surround, alcove shelving, fitted carpet, radiator.

### Bedroom

13'1" x 7'8" (3.99 x 2.36)

Double glazed window to front with fitted blinds, fitted carpet, radiator.

### Bedroom

10'9" x 8'11" (3.28 x 2.74)

Double glazed window to front with fitted blind, fitted carpet, radiator.

### Bedroom

9'3" x 7'4" (2.82 x 2.26)

Double glazed window to front with fitted blind, fitted carpet, radiator.

### Bathroom

Frosted double glazed window to rear with fitted blind, P shaped paneled bath with mixer taps and shower attachment, vanity wash hand basin, low flush W.C.cheated towel rail, mirror and shaving light. vinyl floor

## External

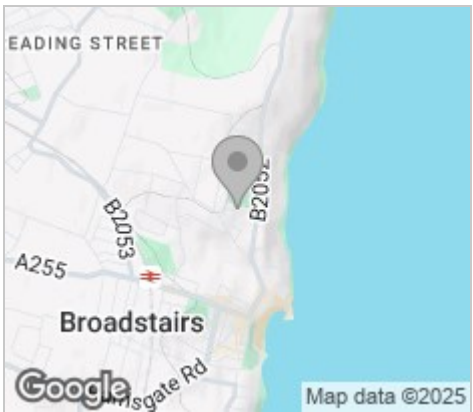
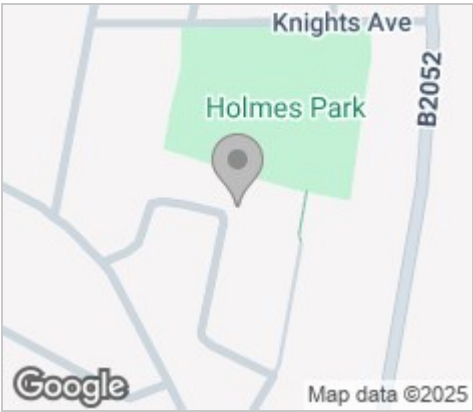
### Front Garden

Off Street parking

### Rear Garden

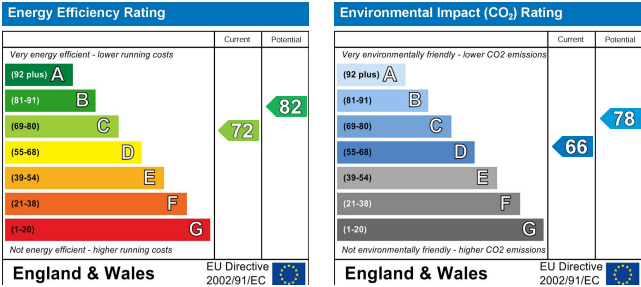
Mature garden with trees, shrubs and borders, raised decked area, patio areas, sea views.





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.