



TMS

ESTATE AGENTS



8 Cedar Close, Margate, CT9 2TS

£1,400 Per Month



- 3 BED TERRACED HOUSE
- ALLOCATED PARKING SPACE
- LONG TERM LET / UNFURNISHED
- GAS CENTRAL HEATING
- A PET WILL BE CONSIDERED

- QUIET UL DE SAC LOCATION
- WITHIN SCHOOL CATCHMENT AREAS
- DOUBLE GLAZING SHERE STATED
- AVAILABLE OCTOBER 2025
- KITCHEN DINER



THREE BEDROOM TERRACED HOUSE ~ CUL DE SAC LOCATION ~ AVAILABLE EARLY OCTOBER 2025

TMS ESTATE AGENTS are delighted to bring to the market this recently redecorated Three bedroom terraced house, situated within a quiet cul de sac close to local amenities, transport links and local primary and secondary schools.

The property offers spacious living with a large lounge, two double bedrooms and a good size single room, modern kitchen leading to the rear garden and a family bathroom with shower over the bath.

Externally there is an allocated parking space and a front garden.

This is a perfect family home and the landlord will consider 1 pet.

Council Tax band C / Deposit = 5 weeks rent £1615.38 / Holding deposit £323.07 / EPC rating C
<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 PROPERTY. IF A GUARANTOR IS REQUIRED THEIR MINIMUM INCOME FOR AFFORDABILITY WILL NEED TO BE £50,400 PER ANNUM

Call TMS ESTATE AGENTS TODAY to arrange an accompanied viewing WE ARE AVAILABLE 7 DAYS A WEEK!!!

Ground Floor

Entrance Porch

Lounge

16' 11" x 15' 11" (5.16m x 4.85m) Double glazed window to front, understairs storage, stairs to first floor, fitted carpet, radiator.

Kitchen/Diner

17' x 9' (5.18m x 2.74m) Double glazed Patio doors to garden, range of wall, drawer and base units, single drainer ceramic sink with mixer taps, space for cooker, plumbing for washing machine, space for fridge freezer, part tiled walls, vinyl floor.

First Floor

Bedroom One

13' 7" x 10' (4.14m x 3.05m) Double glazed window to front, fitted carpet, radiator.

Bedroom Two

12' 5" x 9' 6" (3.78m x 2.90m) Double glazed window to rear, fitted carpet, radiator.

Bedroom Three

10' 5" x 6' 5" (3.18m x 1.96m) Double glazed window to front, fitted storage, fitted carpet, radiator.

Bathroom

Frosted double glazed window, panelled bath, mixer taps and shower over, pedestal wash hand basin, low flush W.C., radiator.

Outside

Rear Garden

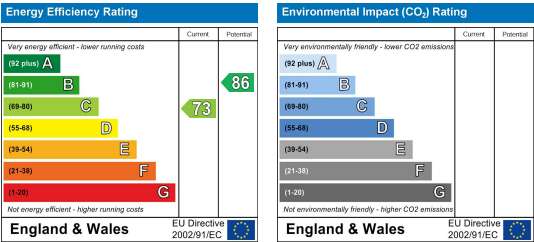
Sunny garden, mainly laid to lawn, shed.

Parking

Allocated parking space



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.