



TMS

ESTATE AGENTS



15 Richardson Way, Cliffsend, Ramsgate, CT12 5HF

£2,400 per month



- STUNNING 4 BEDROOM PROPERTY
- MODERN KITCHEN
- OFF STREET PARKING
- LARGE DETACHED PLOT
- UNFURNISHED

- PLUS 1 BEDROOM ANNEX
- EASY ACCESS TO THE A299 THANET WAY
- QUIET LOCATION
- DIRECT LINKS TO LONDON USING NEW THANET PARKWAY
- EPC - C / COUNCIL TAX - E



SIMPLY STUNNING 4 BEDROOM FAMILY HOME! ~
CLIFFSEND ~ AVAILABLE DECEMBER 2025 ~ SEPARATE
ANNEX WITH BEDROOM AND BATHROOM

This beautiful detached house can be found in the ever popular, quiet and private Richardson Way, Cliffsend. This versatile property creates a flexible and spacious space for modern living. Whether you are looking for a home for the family or to share, this home offers space in abundance including a quiet area where you can work from home. The property is just a 10 minute walk from the sea at Pegwell Bay and amazing walks along the nature reserve.

The property comprises of THREE spacious double bedrooms with one bedroom benefiting an ensuite, ONE single bedroom or office space and a further FIFTH bedroom in a self-contained annex, with a pull down bed built into the wall and an en-suite. The property also offers a large fitted modern kitchen/dining room, which opens up to the sun soaked garden area, a spacious lounge, family bathroom and the all important separate downstairs toilet.

Externally the beautiful sunny aspect rear garden that can be enjoyed at any time of year. It is easily maintained with Astroturf and a paved area. To the front, this property boasts off street parking and a well maintained garden lawn.

The landlord will consider a pet.

Council Tax band 'E' / Deposit = 5 weeks rent £2769.23 /
Holding deposit £553.84 / EPC rating C
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM
TOTAL INCOME OF £72,000 PER ANNUM FOR
AFFORDABILITY FOR THIS PROPERTY. IF A GUARANTOR IS
REQUIRED THEIR MINIMUM INCOME FOR AFFORDABILITY
WILL NEED TO BE £86,400 PER ANNUM

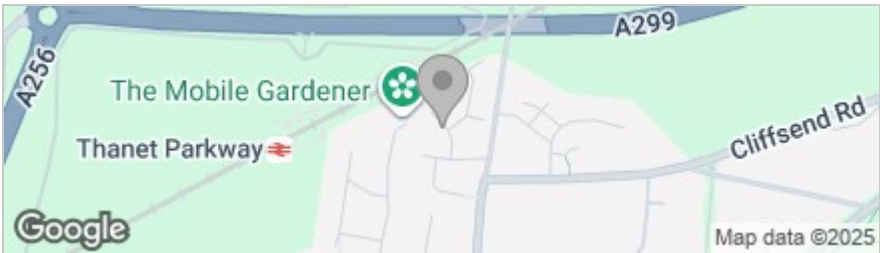
Call TMS ESTATE AGENTS TODAY to arrange an
accompanied viewing WE ARE AVAILABLE 7 DAYS A WEEK!!!

EXTERIOR

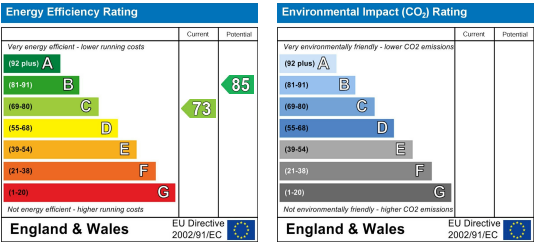
- PORCH 6'4" x 4'5" (1.938 x 1.369)
- ENTRANCE HALLWAY 11'2" x 11'0" (3.406 x 3.367)
- DOWNSTAIRS TOILET
- LOUNGE 24'5" x 16'4" (7.454 x 4.991)
- KITCHEN / DINER 17'7" x 17'10" (5.375 x 5.443)
- GARDEN 58'1" x 30'3" (17.720 x 9.245)
- OUTHOUSE BEDROOM 15'7" x 15'6" (4.774 x 4.747)
- EN-SUITE 7'4" x 5'6" (2.257 x 1.689)
- STAIRWAY 8'10" x 10'8" (2.717 x 3.258)
- BEDROOM 1 10'10" x 17'10" (3.309 x 5.452)
- EN-SUITE 4'9" x 8'6" (1.453 x 2.613)
- BEDROOM 2 / OFFICE 8'8" x 5'10" (2.650 x 1.794)
- BEDROOM 3 10'0" x 8'8" (3.055 x 2.646)
- BEDROOM 4 8'11" x 6'11" (2.737 x 2.111)
- BATHROOM 5'11" x 7'2" (1.816 x 2.206)



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.