



TMS

ESTATE AGENTS



Sherwood Gardens, Ramsgate, CT11 7AP

- 2 BEDROOM BUNGALOW
- UNFURNISHED
- AVAILABLE IMMEDIATELY
- CLOSE TO LOCAL AMENITIES & SCHOOLS
- SUMMER HOUSE / BAR
- QUIET RESIDENTIAL ROAD
- LONG TERM LET
- EPC D / COUNCIL TAX B
- 1 SMALL PET CONSIDERED
- OFF STREET PARKING

£1,300 Per Month



AVAILABLE IMMEDIATELY ~ 2 BEDROOM BUNGALOW ~ LONG TERM LET ~ UNFURNISHED

TMS ESTATE AGENTS are delighted to offer this lovely 2 bedroom bungalow to the market for a long term let. Situated on a quiet residential street this lovely property offers 2 double bedrooms with storage, a well presented kitchen with eye level oven and induction hob, fridge freezer, dish washer and washer dryer to be gifted in the tenancy if required, the lounge opens up to the sunny south facing garden via bi fold doors and there is a modern shower room.

Sherwood Gardens is located off of Dumpton Lane and is perfectly situated for St Lawrence College / The Royal Harbour Academy and St Ethelbert's primary school. Close by are local amenities and good transport links to Westwood cross Retail park and shopping centre and Ramsgate's Royal Harbour.

Externally there is a well presented, easy to maintain, sunny rear garden with a cabin / bar, gazebo and patio furniture.

The property is unfurnished and is a long term let.

Perfect for professional tenants or a small family, the landlord is happy to accept one small pet.

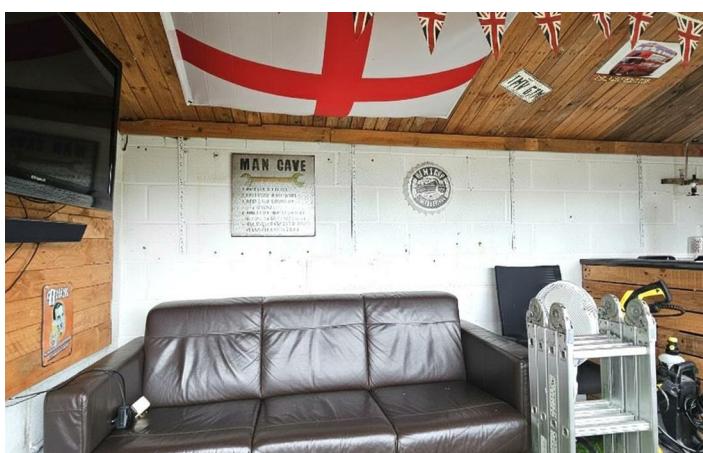
Council Tax band B / Deposit = 5 weeks rent £1500.00 / Holding deposit £300.00/ EPC rating D
For broadband and phone coverage, please check through checker.ofcom.org.uk

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

Call TMS Estate Agents today to arrange your viewing.

ENTRANCE HALL	BEDROOM 1	BAR
17'11" x 3'9" x 7'7" (5.47 x 1.16 x 2.32)	10'9" x 10'4" (3.28 x 3.17)	14'8" x 7'8" (4.48 x 2.34)
LOUNGE	BEDROOM 2	FRONT GARDEN
14'9" x 11'10" (4.50 x 3.61)	10'3" x 9'4" (3.14 x 2.85)	
KITCHEN	SHOWER ROOM	
9'7" x 9'3" (2.94 x 2.83)	EXTERNAL	
	REAR GARDEN	





Floor Plan

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			87
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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