



# TMS

ESTATE AGENTS



4 Vincent Farm Courtyard , Margate, CT9 4FB

Offers In The Region Of £235,000



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# 4 Vincent Farm Courtyard

, Margate, CT9 4FB

Offers In The Region Of £235,000



- RURAL LOCATION
- TWO ALLOCATED PARKING SPACES
- DOWNSTAIRS WC
- WOULD MAKE A FABULOUS HOLIDAY HOME
- THREE BEDROOMS (TWO DOUBLES AND A SMALL SINGLE)
- LARGE KITCHEN
- EASY ACCESS TO THE A299 THANET WAY
- SOLID INVESTMENT

TMS Estate Agents are delighted to market this beautifully presented TWO bedroom house situated within an exclusive development of similar properties. Vincent Farm is situated in a rural location between Margate and Manston and offers seclusion but also easy access to Margate as well as the A299 Thanet Way.

The ground floor enjoys a large kitchen/dining room, cosy lounge and that all important downstairs cloakroom. The first floor boasts two double bedrooms, an office and a family bathroom. There is a garden to the front of the property and two allocated parking spaces.

This fabulous property would be perfect as a first time purchase, moving up or down the property ladder, holiday home or as a solid investment.

Call TMS today to arrange an accompanied viewing or virtual viewing on 01843 866055. AVAILABLE 7 DAYS A WEEK!!!

#### Entrance

Entry to the property is via the front garden to front door, internal open porch to;

#### Kitchen/Dining Room

Double glazed window to front, range of matching wall and base units with work surface over, integrated appliances, stairs to first floor, door to internal lobby.

#### Lounge

Double glazed window to rear, fitted carpet.

#### Cloakroom

Double glazed window to front, low level flush WC, wash hand basin.

#### FIRST FLOOR

#### Master Bedroom

Velux roof window, fitted carpet.

#### Bedroom Two

Velux roof window, fitted carpet.

#### Office

Velux roof window, fitted carpet

#### Bathroom

Velux roof window, P-shaped bath with shower over and glazed splash back screen, low level flush WC, wash hand basin.

#### EXTERIOR

#### Garden

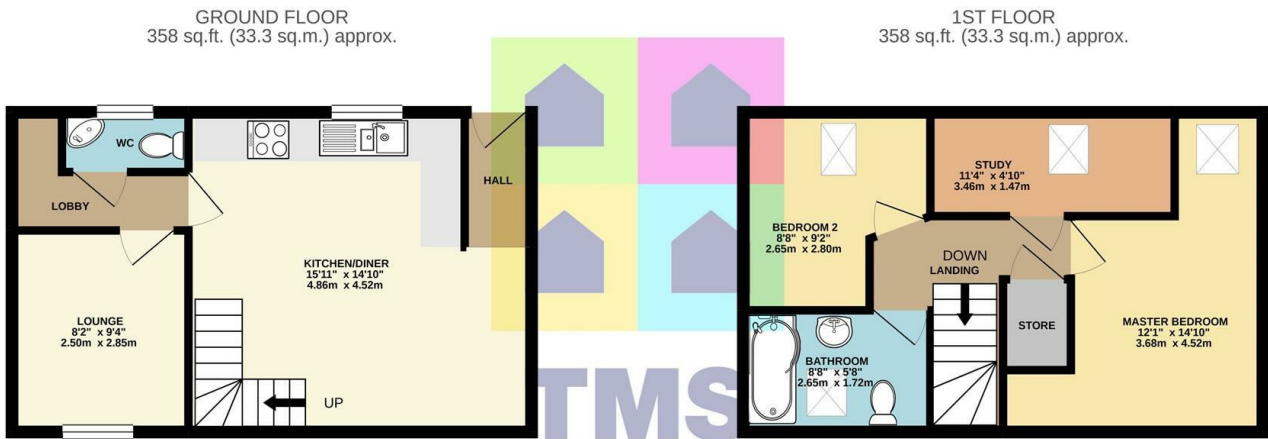
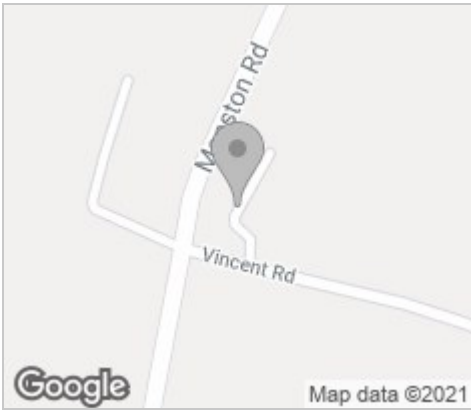
There is a garden to the front of the property.

#### Parking

There is two allocated parking spaces







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TOTAL FLOOR AREA : 716 sq.ft. (66.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## 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.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(82 plus) A			
(81-81) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(81-81) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	80

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.



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