



## Price

£1,800 PCM

Fees Apply



Available 06/06/24

St. Crispins Close  
Minster CT12

*Wards*

Helping you move forwards





## Main Features

- SOUGHT AFTER LOCATION OF MINSTER
- BEAUTIFULLY DESIGNED DETACHED HOME
- UNDERFLOOR HEATING TO THE GROUND FLOOR
- STUNNING KITCHEN WITH FITTED APPLIANCES
- DRIVEWAY FOR TWO CARS
- HIGH END FIXTURES AND FITTINGS



Deposit required is £2,076.92  
Thanet District - Council Tax Band Tax Band E

Renting a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information and advice about letting

[www.gov.uk/government/publications/how-to-rent](http://www.gov.uk/government/publications/how-to-rent)

[www.gov.uk/private-renting](http://www.gov.uk/private-renting)

[www.wardsofkent.co.uk/renting/tenancy-fees-individuals/](http://www.wardsofkent.co.uk/renting/tenancy-fees-individuals/)

[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)

Call Thanet 01843 597600 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

IMPORTANT INFORMATION: Please contact our Lettings Team who will confirm the total costs involved in renting this property. For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Wards, 2015. Wards is a trading name of Arun Estates Limited Registered in England No. 2597969

## Accommodation

Entrance Hallway

Downstairs WC

Open Plan Lounge/Kitchen/Diner 9.19 x 7.34

FIRST FLOOR LANDING

Bedroom 1 4.37 x 3.45

En-suite 2.18 x 1.40

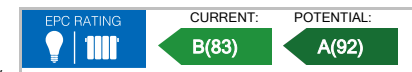
Bedroom 2 3.38 x 3.18

Bedroom 3 2.79 x 2.46

Family Bathroom 2.18 x 1.68

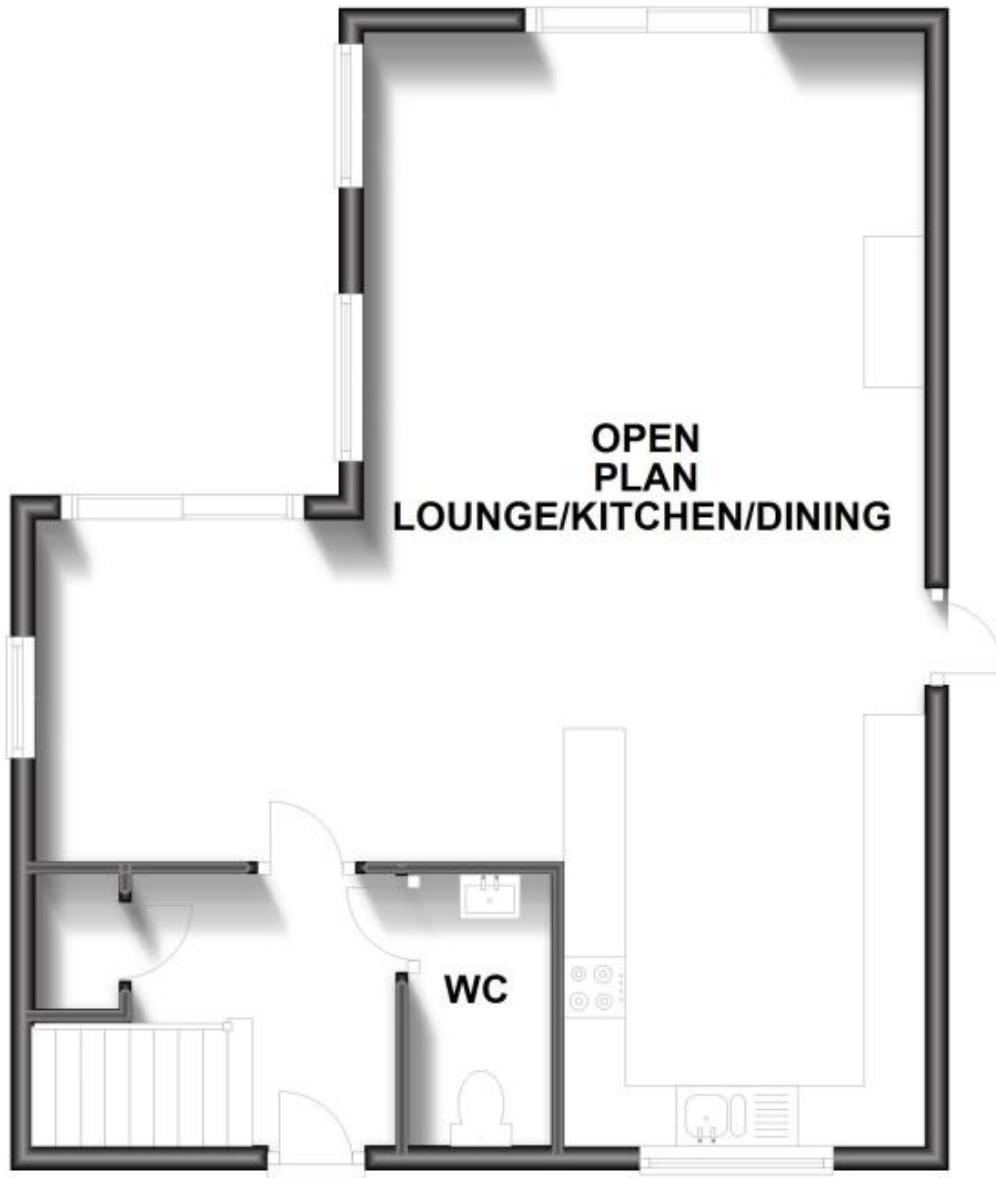
Rear Garden

Off Street Parking



## Ground Floor

Approx. 56.6 sq. metres (609.0 sq. feet)



## First Floor

Approx. 55.7 sq. metres (599.6 sq. feet)

