



Thomas
jackson
ESTATE AGENTS



NASH FARM, NASH ROAD, MARGATE, CT9 4LB

£1,600.00 PCM





DESCRIPTION Charming three bedroom cottage tucked away in a peaceful setting! Located just off of Nash Lane, this spacious cottage offers the perfect blend of rustic charm and modern comfort. Surrounded by nature, this home provides a true sense of escape while still being conveniently close to local amenities. Inside, you'll find a welcoming living space with original features including exposed wooden beams and plenty of natural light. The well-appointed kitchen opens to a charming dining area. Two out of three bedrooms offer an en-suite shower room, and an en-suite bathroom. Outside, the cottage is embraced by private, landscaped gardens and a private double carport! If you are seeking a home that feels like a peaceful escape, yet still offers practicality and charm in equal measure, this tucked-away cottage is a must-see. Available from the end of June 2025, keys held for immediate viewings. EPC band E. Council Tax Band

HALL

W.C.

SITTING ROOM

KITCHEN/BREAKFAST ROOM

UTILITY ROOM

DINING ROOM



CELLAR

STAIRS/LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

GARDENS

AGENTS NOTES EPC Band: E

Council Tax Band: D (Thanet District Council)

Rent £1600.00 PCM

Deposit payable £1730 (5 weeks rent)

Initial Tenancy Term: 6 months

Minimum household income requirement £48,000 per year to pass the referencing with no adverse credit.

A guarantor will need to show income of 30 x the rent per year before tax to pass referencing.

Please note if a guarantor is required and is self-employed, the referencing will be based on NET income, the guarantor will need to provide the latest SA302.

Availability: June 2025.

Please note the property comes unfurnished.

All viewings are strictly by appointment with Thomas Jackson Estate Agents

Please note that any information contained within these particulars or given verbally by Thomas Jackson Estate Agents, or their representatives is given without any warranty and negotiations are on a subject to contract basis until a tenancy agreement has been signed by both the landlords and tenants. Satisfactory references are always required before a tenancy agreement is signed. Please note all rooms sizes are approximate.

During the tenancy (payable to the provider if permitted and applicable).

Utilities (gas, electric, water, other fuel, private drainage/sewage, cesspit; Communications (telephone and broadband), installation of cable/satellite; subscription to cable/satellite supplier, television licence, council tax

Thomas Jackson Estate Agents are members of The Property Ombudsman (TPO) redress scheme. Tenants' deposits are protected by the Deposit Protection Scheme, for further information please contact a member of the team.

