



# TMS

## ESTATE AGENTS



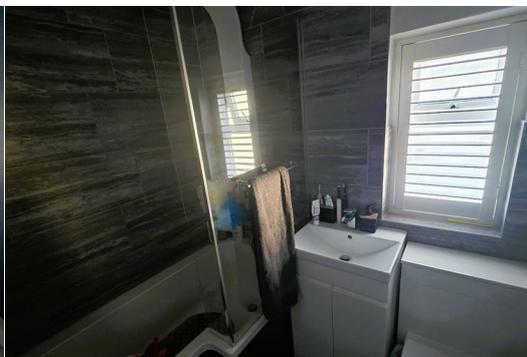
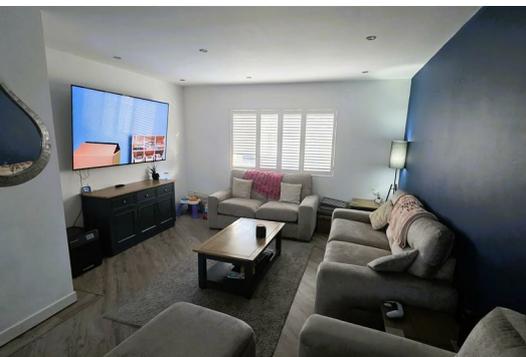
## 31 Stirling Way, Ramsgate, CT12 6NA

**£1,500 Per Month**



- 3 BEDROOM SEMI-DETACHED
- LARGE SPACIOUS GARDENS
- UNFURNISHED
- EPC - D
- SHORT WALK TO PUBLIC TRANSPORT

- AVAILABLE JUNE 2026
- KITCHEN WITH INTEGRATED DISHWASHER & OVEN
- COUNCIL TAX - B
- CLOSE TO LOCAL SCHOOLS
- 1 SMALL PET CONSIDERED



**3 BEDROOM SEMI-DETACHED HOUSE ~ CLOSE TO SCHOOLS ~ AVAILABLE JUNE 2026**

TMS ESTATE AGENTS are delighted to bring this three bedroom, semi-detached house in sought after Stirling Way to the market.

The property consists of a large lounge, kitchen with integrated oven and dishwasher. There is a separate W.C and the bathroom includes a shower over the bath. There are three spacious double bedrooms.

Stirling Way is situated in a sought after location, where it benefits from great transport links to Ramsgate town centre, Westwood Cross and Broadstairs. The Royal Harbour Academy and Dame Janet Primary School are a stones throw away from the property and the nearest bus stop is a short walk away.

Ideal for working families or professional tenants with space to work from home, the property is offered on a long term basis and is unfurnished.

1 small pet may be considered, subject to valid pet insurance being in place.

Council Tax Band - B / EPC - D / Deposit Is 5 Weeks Rent £1730.75 / holding Deposit £346.15.

For broadband speeds and phone coverage. please check through checker.ofcom.org.uk.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £45,000 PER ANNUM TO SHOW AFFORDABILITY FOR THIS PROPERTY AND GUARANTORS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £54,000

Call TMS ESTATE AGENTS today to book your viewing, this one is not to be missed!



**Area Map**



**EXTERIOR**

**ENTRANCE HALL**

**LOUNGE 10'3" x 18'7" (3.131 x 5.670)**

**KITCHEN 11'0" x 10'9" (3.375 x 3.293)**  
Integrated Oven And Dishwasher

**STAIRS**

**TOILET ROOM 2'5" x 4'4" (0.751 x 1.339)**  
W.C. And Wash Basin

**BEDROOM 1 10'4" x 9'5" (3.160 x 2.889)**

**BEDROOM 2 10'6" x 13'4" (3.212 x 4.065)**

**BEDROOM 3 10'6" x 9'9" (3.218 x 2.997)**

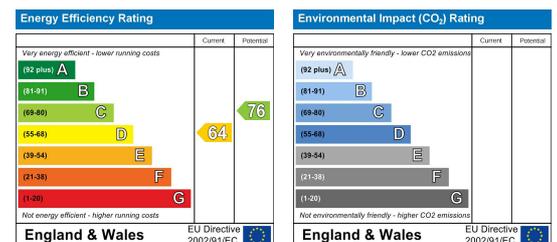
**BATHROOM 6'3" x 5'6" (1.914 x 1.700)**  
Bath With Shower Over, W.C. And Wash Basin.

**REAR GARDEN 30'10" x 15'4" (9.403 x 4.680)**

**OUTBUILDING**

Has Full Electrical Power To The Building.

**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.