

2 Glynn's Court Southwood Road

Ramsgate
CT11 0BA

£1,350 Per Calendar Month

Finn's
2 Market Street
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471
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• 3 Bedroom Semi Detached family home • Accommodation over three floors • Open Plan Living • Conservatory style extension • Gas Central Heating • Double Glazing • Courtyard Style Garden • Parking to rear • EPC Band C Council Tax Band C • Deposit £1,555.00

Deposit: £1,555

EPC rating

www.finns.co.uk 01304 614471



Available unfurnished, a three bedroom semi detached family home with accommodation arranged over three floors. Accommodation comprises, entrance hall, open plan living and kitchen area which opens into a conservatory style extension providing a dining area, and cloakroom on the ground floor. Two bedrooms, one with en suite shower room, and further shower room on the first floor and third bedroom on the second floor. The property has gas central heating, double glazing, courtyard style garden and parking at the rear. A family pet may be considered

ENTRANCE HALL

Composite entrance door, stairs to first floor, radiator, tiled floor

LIVING ROOM

19'4 at max x 9'6 at max

Double glazed bay window to front, double glazed window to side. Carpet. Under stairs cupboard. Open through to:

KITCHEN

18'6 at max x 8 ext to 8'8

Range of wall, drawer and base units in two tone grey with wood effect work surface and tiled splash back. One and a half bowl stainless steel sink and drainer. Four ring gas hob with electric oven below and extractor over. Conservatory style extension with French doors and windows leading onto courtyard garden

CLOAKROOM

Low level toilet and wash hand basin

FIRST FLOOR**BEDROOM ONE**

11'5 at max x 8'

Double glazed window to rear, radiator, carpet.

EN-SUITE

Fully tiled walls with low level toilet, wash hand basin and shower cubicle. Vinyl flooring

BEDROOM TWO

12'5 at max x 9'3

Double glazed windows to front, carpet, radiator. Built in cupboard housing gas fired boiler

SHOWER ROOM**BEDROOM THREE**

9'6 ext to 12'5 x 8'9 x 11'9

Irregular shape room with sloping ceilings. Double glazed window to rear. Circular window to side. Carpet, radiator.

EXTERIOR

Enclosed courtyard style garden to the rear with rear access to the parking area

Rent - £1,350 Per Calendar Month

Tenancy Deposit - £1,555. This is refunded without interest at the end of the tenancy provided there is no loss or damage.

Lease - An Assured Shorthold Tenancy of six or twelve months' duration.

Local Authority - Thanet
Council Tax Band C

Viewing: By appointment through Finn's,
Sandwich - tel: 01304 614471

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	85
England & Wales	EU Directive 2002/91/EC 	

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Date: These particulars were prepared on:

