

CHRISTOPHER HODGSON



**Minster, Ramsgate**  
**To Let** £1,450 PCM

FOR COASTAL, COUNTRY  
& CITY LIVING

# Minster, Ramsgate

## 42A Tothill Street, Minster, Ramsgate, CT12 4AJ

A spacious semi-detached family home ideally situated in the desirable village of Minster, and within close proximity of shops, amenities, pubs, bus routes, and Minster Church of England Primary School. The property is ideally placed to provide easy access to the A299 for access to London, and Thanet Parkway mainline train station (2.5 miles).

The spacious and smartly presented accommodation is arranged on the ground floor to provide an entrance hall, a sitting room with doors opening to a conservatory, a kitchen with separate utility room, and a cloakroom. To

the first floor, there are three bedrooms and two bathrooms, including an en-suite shower room to the principal bedroom.

The garden has been paved for ease of maintenance, and to the rear, there is a single garage with a parking space to the front.

No smokers. Immediately available.



**LOCATION**

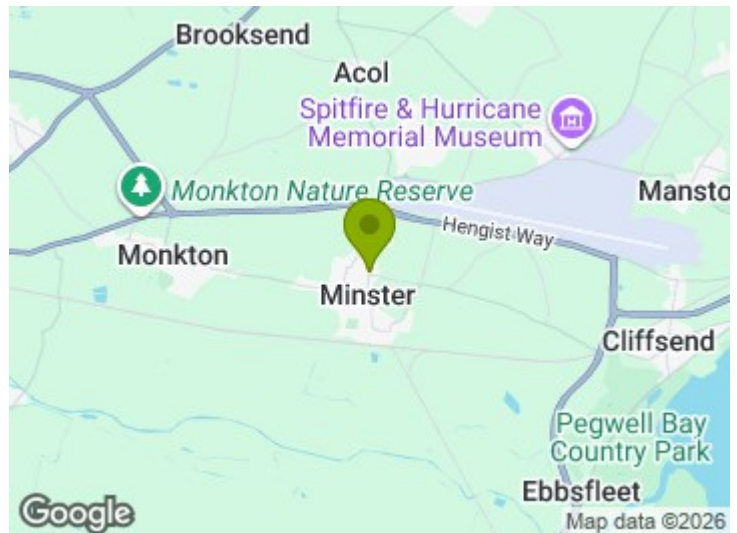
Minster is a pretty village situated approximately 3 miles to the South of Birchington, a popular town by the sea on the North Kent Coast. The village is well served by a good variety of local amenities including independent shops, supermarkets, cafes, pubs, restaurants, doctors, dentists, and schools. Nearby, Minnis Bay has a wide stretch of sandy beach, and the exciting seaside town of Margate is also close by with its vibrant old town, where there is an abundance of restaurants, bars, boutiques, and markets, the world renowned Turner Contemporary Gallery, Dreamland, Margate's classic amusement park and music venue, and Westwood Cross, the area's premier shopping centre.

Local transport links including Thanet Parkway Station provides high speed services to London St Pancras with a journey time of approximately 70 minutes, and commuter services into London Victoria. The property is well situated for access to the A28 which leads to Canterbury (approximately 12.2 miles) and connects to the A299 (and in turn the A2/M2). Manston Airport is also accessible as is Westwood Cross Shopping Centre via the A253/A299. The A256 is also easily accessible offering access to the A2/M2 and subsequent motorway network.

**ACCOMMODATION**

The accommodation and approximate measurements (taken at maximum points) are:

- GROUND FLOOR**
- Entrance Hall
  - Kitchen 10'7" x 10'10" (3.24m x 3.32m)
  - Utility Room 5'6" x 7'1" (1.69m x 2.16m)
  - Cloakroom 4'3" x 5'6" (1.30m x 1.70m)
  - Sitting Room 13'11" x 14'9" (4.25m x 4.52m)
  - Conservatory 9'4" x 9'8" (2.87m x 2.96m)
- FIRST FLOOR**
- Bedroom 1 9'9" x 10'11" (2.98m x 3.34m)
  - En-suite Shower Room
  - Bedroom 2 8'5" x 10'4" (2.59m x 3.17m)
  - Bedroom 3 8'4" x 9'1" (2.55m x 2.78m)
  - Bathroom 5'2" x 8'5" (1.58m x 2.59m)
- OUTSIDE**
- Garage
  - Garden



#### Solar Panels

Please note that the solar panels installed on the roof are on an independent circuit and are not connected to the property's electrical supply. As a result, tenants will not benefit from any electricity they generate.

#### EXCLUSIONS

The loft area is expressly excluded from the let area and are not included in the leased premises. The Tenant shall have no right to access, use, or store items in this area.

#### HOLDING DEPOSIT

£334 (or equivalent to 1 weeks rent)

#### TENANCY DEPOSIT

£1673 (or equivalent to 5 weeks rent)

#### TENANCY INFORMATION

For full details of the costs associated with renting a property through Christopher Hodgson estate Agents,

please visit our website

[www.christopherhodgson.co.uk/property-services/tenant-fees/](http://www.christopherhodgson.co.uk/property-services/tenant-fees/)

#### CLIENT MONEY PROTECTION

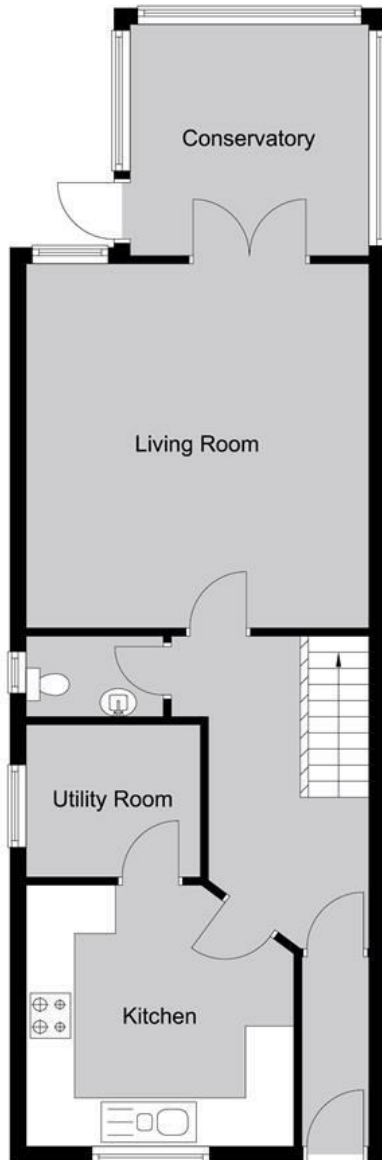
Provided by ARLA

#### INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman

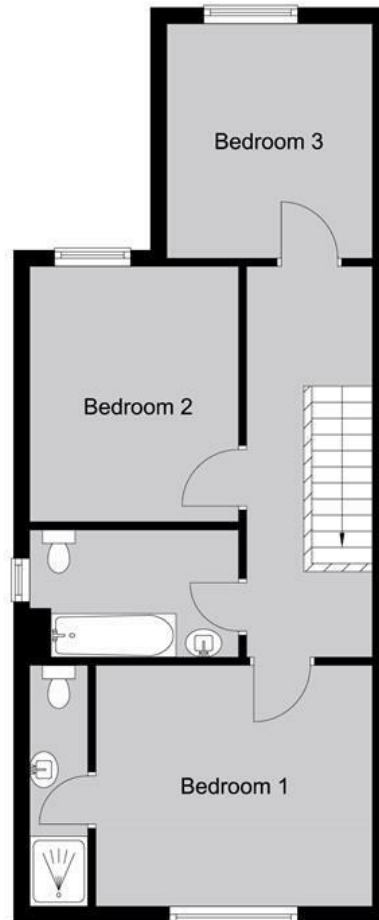
## Ground Floor

Main area: approx. 55.3 sq. metres (595.2 sq. feet)



## First Floor

Main area: approx. 37.7 sq. metres (405.8 sq. feet)



Main area: Approx. 93.0 sq. metres (1001.0 sq. feet)

**Council Tax Band C. The amount payable under tax band C for the year 2026/2027 is £2,232.32.**

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| Energy Efficiency Rating                      |    |
|-----------------------------------------------|----|
| Very energy efficient - lower running costs   |    |
| A++                                           | 85 |
| A+                                            | 83 |
| A                                             |    |
| B                                             |    |
| C                                             |    |
| D                                             |    |
| E                                             |    |
| F                                             |    |
| G                                             |    |
| Least energy efficient - higher running costs |    |
| England & Wales                               |    |
| EPC Display Standard                          |    |

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