



TMS

ESTATE AGENTS



Wallace Way, Broadstairs, CT10 2HN

£1,300 Per Month



- 2 BEDROOM BUNGALOW
- SEMI DETACHED
- UNFURNISHED
- OFF STREET PARKING
- COUNCIL TAX BAND = C / EPC = D

- QUIET CUL DE SAC
- GARAGE / CONSERVATORY
- INTEGRATED OVEN / HOB / FRIDGE
- GAS CENTRAL HEATING
- CLOSE TO STATION



2 BED SEMI DETACHED BUNGALOW ~ BROADSTAIRS ~ GARAGE ~ AVAILABLE IMMEDIATELY

TMS are pleased to offer this spacious, unfurnished 2 bedroom bungalow situated in a sought after quiet Cul-de-Sac close to Broadstairs town centre. There are excellent transport links close by including Broadstairs mainline station with fast links direct to London.

The property is available immediately and comprises 2 double bedrooms with fitted wardrobes, lounge with direct access to the conservatory and a fitted kitchen with integrated appliances which include a fridge and oven, there is a bathroom with shower over the bath and a separate w.c.

Externally there are front and rear gardens which are mostly laid to lawn with mature shrubs and borders, there is off street parking for a couple of cars to the front, a garage and a shed in the rear garden.

The property is unfurnished and has gas central heating and double glazing.

Council Tax Band = C / EPC = D / The Deposit Is 5 Weeks Rent = £1500.00 / Holding Deposit = £300.00.

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

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £39,000 PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY. IF A GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £46,800 FOR AFFORDABILITY.

Call TMS Estate Agents now to book your viewing.

EXTERIOR

FRONT GARDEN

Off street parking for 2 cars, laid to lawn with flower borders, side gates to garage and rear garden.

ENTRANCE PORCH

ENTRANCE HALL

Glazed door, fitted carpet, storage cupboard, meter cupboard, radiator.

LOUNGE 14'7" x 11'6" (4.47 x 3.53)

Double glazed doors to conservatory, gas fire, fitted carpet, radiator.

CONSERVATORY 11'8" x 8'2" (3.58 x 2.51)

UPVC conservatory with door to garden, tiled floor.

KITCHEN 10'2" x 9'3" (3.12 x 2.82)

Double glazed door to garden, double glazed window, range of modern white fitted units with fitted electric oven and gas hob, integrated fridge.

BEDROOM 1 12'9" x 9'6" (3.89 x 2.90)

Double glazed window to front, twin wardrobes, bedside cabinets, fitted carpets, radiator.

BEDROOM 2 10'9" x 9'1" (3.28 x 2.79)

Double glazed window to front, fitted mirror wardrobes, fitted carpet, radiator.

BATHROOM

Frosted double glazed window, panelled bath with mixer taps and shower attachment, pedestal wash hand basin, tiled walls, radiator.

W.C

Frosted double glazed window, low flush w.c, radiator.

REAR GARDEN

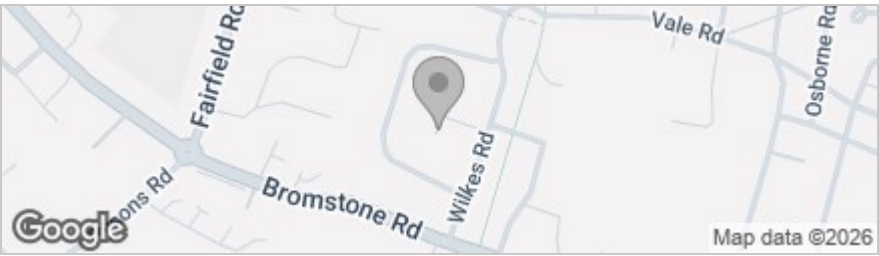
Mainly laid to lawn, garage, patio area, mature shrubs and flower borders, access to garage.

GARAGE

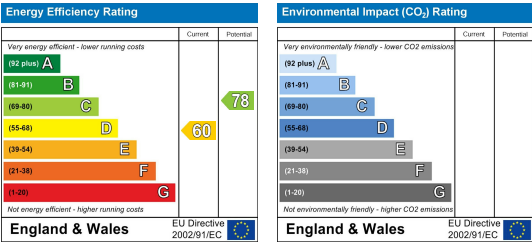
Brick built garage with power and light.



Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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