



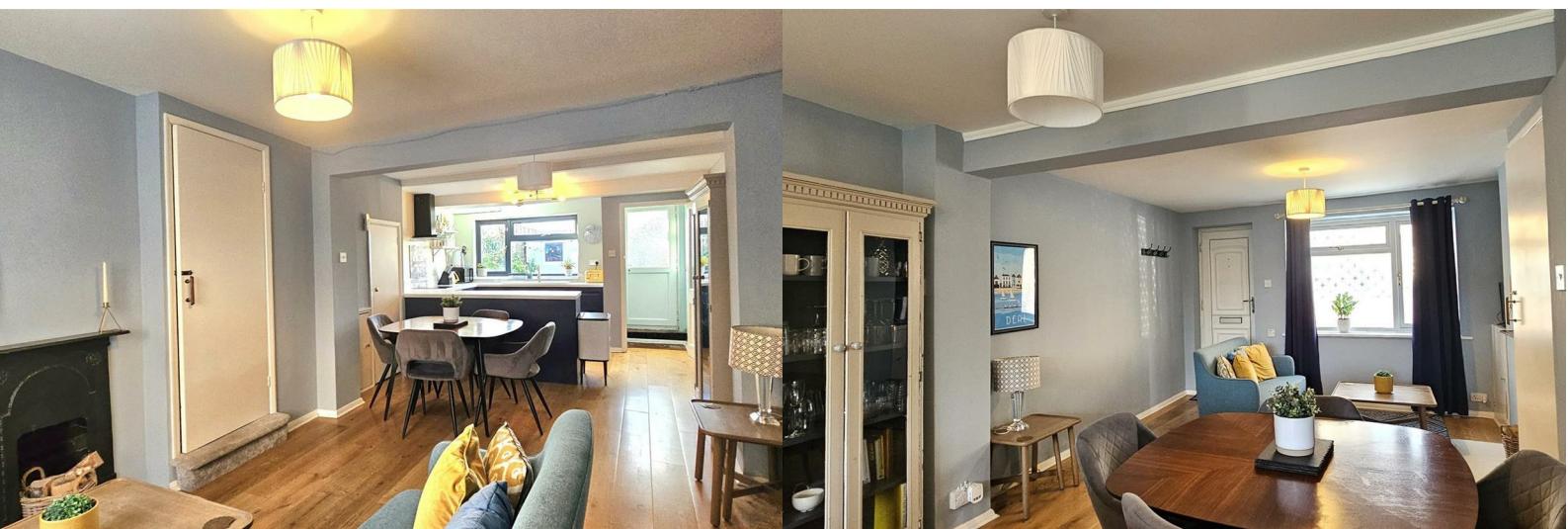
# TMS

ESTATE AGENTS



Golf Road, Deal, CT14 6PY

**£1,200 Per Month**



- WELL PRESENTED 2 BEDROOM COTTAGE
- CLOSE TO TOWN CENTRE & BEACH
- COUNCIL TAX BAND B / EPC RATING D
- OPEN PLAN LIVING
- FULLY FURNISHED
- CLOSE TO SCHOOLS AND LOCAL SHOPS
- HEART OF DEAL
- CHARACTER MIXED WITH MODERN LIVING



AVAILABLE IMMEDIATELY ~ BEAUTIFULLY PRESENTED 2 BEDROOM COTTAGE IN THE HEART OF DEAL  
 ~ FULLY FURNISHED

TMS ESTATE AGENTS are delighted to offer to the market this beautifully presented two-bedroom mid-terraced cottage in the heart of Deal.

There is an abundance of character mixed with contemporary living with a bright and airy, open plan, kitchen, dining area, and sitting room. There are 2 generous sized double bedrooms with storage and the bathroom enjoys a bath with shower over.

Externally there is a sunny rear garden, laid to lawn and with a patio area and shed.

Perfect for working professional tenants or a small family, Golf Road is situated close to local shops and a nearby primary school. The seafront, promenade, and picturesque walks to the town centre are just a short walk, making this location perfect for those who love coastal living and good community amenities.

Available immediately and offered fully furnished the landlord may consider 1 small pet with proof of pet insurance

EPC rating B / Council Tax Band D / The Deposit is £1384.60 / Holding Deposit £276.92  
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £36,000 PER ANNUM FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY. IF YOU REQUIRE A GUARANTOR THEIR INCOME WILL NEED TO BE £43,200 FOR SUFFICIENT AFFORDABILITY.

Call TMS ESTATE AGENTS today on 01843 866055 to book your accompanied viewing,

GROUND FLOOR

LOUNGE / DINING ROOM / KITCHEN

FIRST FLOOR

LANDING

BEDROOM

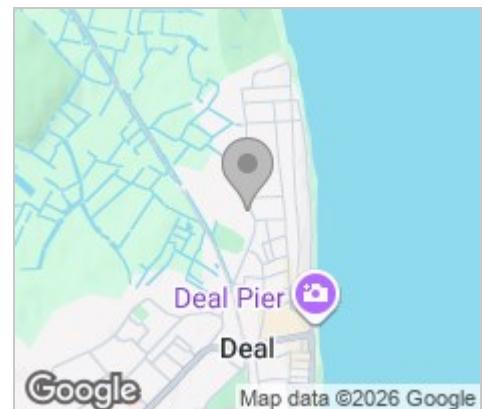
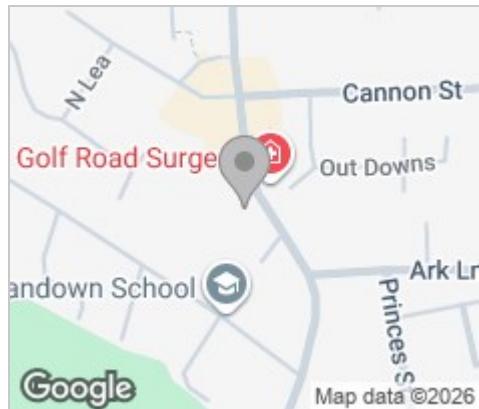
BEDROOM

BATHROOM

EXTERNAL

REAR GARDEN





## Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-90) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-90) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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.