



# TMS

## ESTATE AGENTS



### 4 Herbert Road, Ramsgate, CT11 0AS

#### £1,250 Per Month



- 2 BED TERRACED HOUSE
- POPULAR LOCATION
- UNFURNISHED
- CLOSE TO ALL AMENITIES
- FAMILY HOME

- AVAILABLE END APRIL 2026
- LONG TERM LET
- SUNNY REAR GARDEN
- DOUBLE GLAZING & GAS CENTRAL HEATING
- 1 SMALL PET CONSIDERED WITH PROOF OF PET INSURANCE.



2 BED FAMILY HOME ~ WEST CLIFF RAMSGATE ~ AVAILABLE END OF APRIL 2026

TMS ESTATE AGENTS are delighted to offer to the market this well presented 2 double bedroom terraced family home situated on a popular road on the West Cliff of Ramsgate.

Offered unfurnished and available immediately this lovely home is just a short distance to Ramsgate Mainline station offering high speed links to London St Pancras for anyone who may need to commute from time to time.

The property benefits from a large 22' through lounge, a modern kitchen with inset electric hob and oven, this in turn leads to the fully enclosed sunny rear garden with the added benefit of a shed and rear access.

To the first floor you will find 2 double bedrooms and a spacious bathroom with shower over the bath.

Externally there is also a small paved front garden and unrestricted parking in the street.

The property is ideal for a small family or working professionals, if you do claim any top up benefit you will need a working guarantor.

This is a long term let and ideal for a working family or professional couple or 2 professional people wanting to share. The landlord will consider 1 small pet with proof of pet insurance.

Council Tax band B / Deposit = 5 weeks rent £1442.30 / EPC - C / Holding Deposit £288.46

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

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £37,500 PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY. IF YOU REQUIRE A GUARANTOR THEY WILL NEED A MINIMUM INCOME OF £45,000 PER ANNUM.

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

## GROUND FLOOR

### LOUNGE / DINER 22'0" x 13'0" (6.72 x 3.97)

Dual Aspect lounge / diner with fitted carpet, under stairs storage, 2 x radiators, stairs to first floor

### KITCHEN 8'9" x 7'4" (2.68 x 2.24)

Fully fitted modern kitchen with electric hob, oven and extractor, single drainer stainless steel sink and mixer taps, space for fridge freezer and washing machine, double glazed door to garden

## FIRST FLOOR

### Landing Access to loft

### Bedroom 1 13'2" x 10'8" (4.02 x 3.26)

Twin double glazed windows to front, fitted carpet, shelving to alcoves, radiator.

### Bedroom 2 10'11" x 7'8" (3.35 x 2.36)

Double glazed widow to rear, fitted carpet, fitted wardrobe, shelving to alcove, radiator.

### Bathroom 7'6" x 7'4" (2.30 x 2.25)

Frosted double glazed window, paneled bath with mixer taps and shower over, pedestal wash hand basin, low flush W.C, part tiled walls, vinyl floor, airing cupboard housing combi boiler.

## EXTERNAL

### Rear Garden

Fully fenced with rear access, laid to lawn, small decked area, shed, flower and shrub boarders.

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.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

