



# TMS

ESTATE AGENTS

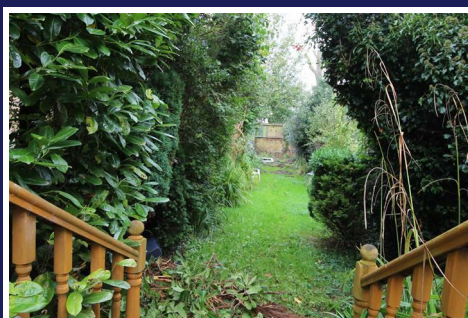


Wellington Road, Deal, CT14 7AL

**£1,600 Per Month**



- AVAILABLE MARCH 2025
- A PET CONSIDERED
- TWO RECEPTION ROOMS
- EPC - D / COUNCIL TAX - C
- JUST OFF THE TOWN CENTRE
- 4 BEDROOMS / 3 BATHROOMS
- LARGE KITCHEN
- VERSATILE ACCOMMODATION
- UNFURNISHED
- ARRANGED OVER 4 FLOORS



### AVAILABLE MARCH 2025 ~ DEAL TOWN CENTRE ~ 4 BEDROOM HOUSE ~ FAMILY HOME

TMS Estate Agents are delighted to market this fabulous unfurnished four bedroom (three on the first floor and one on the lower ground floor) character cottage situated just off the High Street in Deal. Wellington Road is a very desirable location being just five minutes from the mainline train station with its high speed service to London in as little as 1hr 21minutes to London St Pancras. The bustling High Street with its mix of independent shops, bars and restaurants as well as a supermarket shopping has made Deal one of the most popular towns to live in. Not to mention the local shingle beach, pier and promenade that can be enjoyed at any time of the year.

The ground floor boasts a good sized reception room to the front, central dining room and family sized kitchen. There is also a downstairs shower room and a very useful utility room. On the lower ground floor you will find the light and airy fourth bedroom. The first floor enjoys three double bedrooms with the master having an en-suite shower room and to complete the living accommodation is the family bathroom.

Outside there is a wonderful mature rear garden with a new decked area that is surprisingly large for the town centre location.

Perfect for a family or tenants to share, this is a long term tenancy and the landlord will consider 1 small pet. Council Tax band C / EPC - D / Deposit £1846.15 / Holding Deposit £369.23  
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £48,000 PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY

Call TMS Estate Agents today to book your accompanied viewing, WE ARE AVAILABLE 7 DAYS A WEEK.



## GROUND FLOOR

### ENTRANCE HALL

### LOUNGE

11'8" x 10'8" (3.58 x 3.26)

### DINING ROOM

10'10" x 9'1" (3.32 x 2.78)

### KITCHEN

16'4" x 6'7" (4.98 x 2.03)

### UTILITY ROOM

6'6" x 4'9" (2.0 x 1.454)

### SHOWER ROOM

### LOWER GROUND

### BEDROOM 4 / STUDY

14'1" x 11'1" (4.30 x 3.39)

## FIRST FLOOR

### BEDROOM 1

12'11" x 11'6" (3.95 x 3.53)

### EN SUITE

### BEDROOM 2

11'0" x 8'7" (3.36 x 2.64)

### BEDROOM 3

11'1" x 6'7" (3.38 x 2.03)

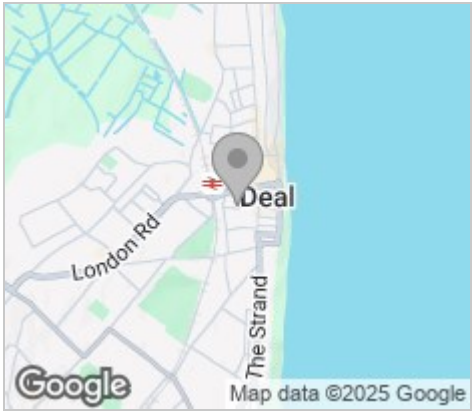
### BATHROOM

### EXTERNAL

### FRONT GARDEN

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

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