



Weigall Place, Ramsgate, CT11 0BB
Offers In The Region Of £250,000





Are you looking to get creative? In search of a blank canvas to craft your dream home?

Look no further! TMS Estate Agents warmly invite you to view this charming three-bedroom end-of-terrace house on Weigall Place, Ramsgate.

Entering through the front door and down the hallway, you're first welcomed by the lounge. Stripped back and ready for your personal touch, this space offers the perfect opportunity to create a cosy, inviting retreat for you and your family. The separate dining room connects the lounge to the heart of the home - the spacious kitchen and breakfast room at the rear. Bathed in natural light, this lovely area is ideal for both entertaining and preparing meals, offering a warm, open atmosphere.

Upstairs, you'll find three bedrooms, two of which feature good-sized built-in wardrobes. The main bedroom is a comfortable double, the second a spacious single, and the third a smaller single, currently used as an office. Completing the upstairs is a three-piece family bathroom, comprising a bath, basin, and toilet.

Outside, the property offers a generous rear garden, accessible via a side gate. Mostly laid to lawn, the garden includes two patio areas ideal for outdoor seating, dining, and even a BBQ which will be perfect for when the summer months return. With space to relax, entertain, and enjoy the outdoors, this garden is a real asset to the home.

This property is ideally located to enjoy both town and coast. Ramsgate's vibrant town centre, with its selection of shops, cafés, and restaurants, is under a mile away. Families will appreciate the proximity to well-regarded schools and local parks, while excellent transport links, including Ramsgate train station with direct routes to London is an approximate 10-15 minute walk, this making commuting and exploring the Kent coastline convenient and enjoyable.

Call TMS Estate Agents today to set up your personal viewing. Available 7 days a week.



Offers In The Region Of £250,000



- NO FORWARD CHAIN
- THREE BEDROOMS
- END-OF-TERRACE HOUSE
- FAMILY HOME
- OPEN PLAN KITCHEN/ DINER
- ELLINGTON PARK NEARBY
- EASY ACCESS TO THE A299
- RAMSGATE TRAIN STATION CLOSE BY
- A MUST VIEW PROPERTY
- COUNCIL TAX BAND B



Lounge	13'6" x 10'11" (4.12 x 3.34)
Dining Room	16'6" x 10'11" (5.03 x 3.34)
Kitchen/Breakfast Room	15'10" x 13'3" (4.85 x 4.06)
FIRST FLOOR	
Main Bedroom	11'2" x 10'11" (3.42 x 3.33)
Bedroom Two	11'3" x 9'3" (3.45 x 2.82)
Bedroom Three	7'11" x 7'3" (2.42 x 2.21)
Bathroom	6'9" x 5'3" (2.06 x 1.61)

AGENT NOTE

We have been advised by the vendor there is historical subsidence from 1995 at the property, since 2015 we have been advised that there has been two reports carried out that came back with no further movement since 1995.

The structural survey was completed on 04/12/2020. The surveyor stated the following:

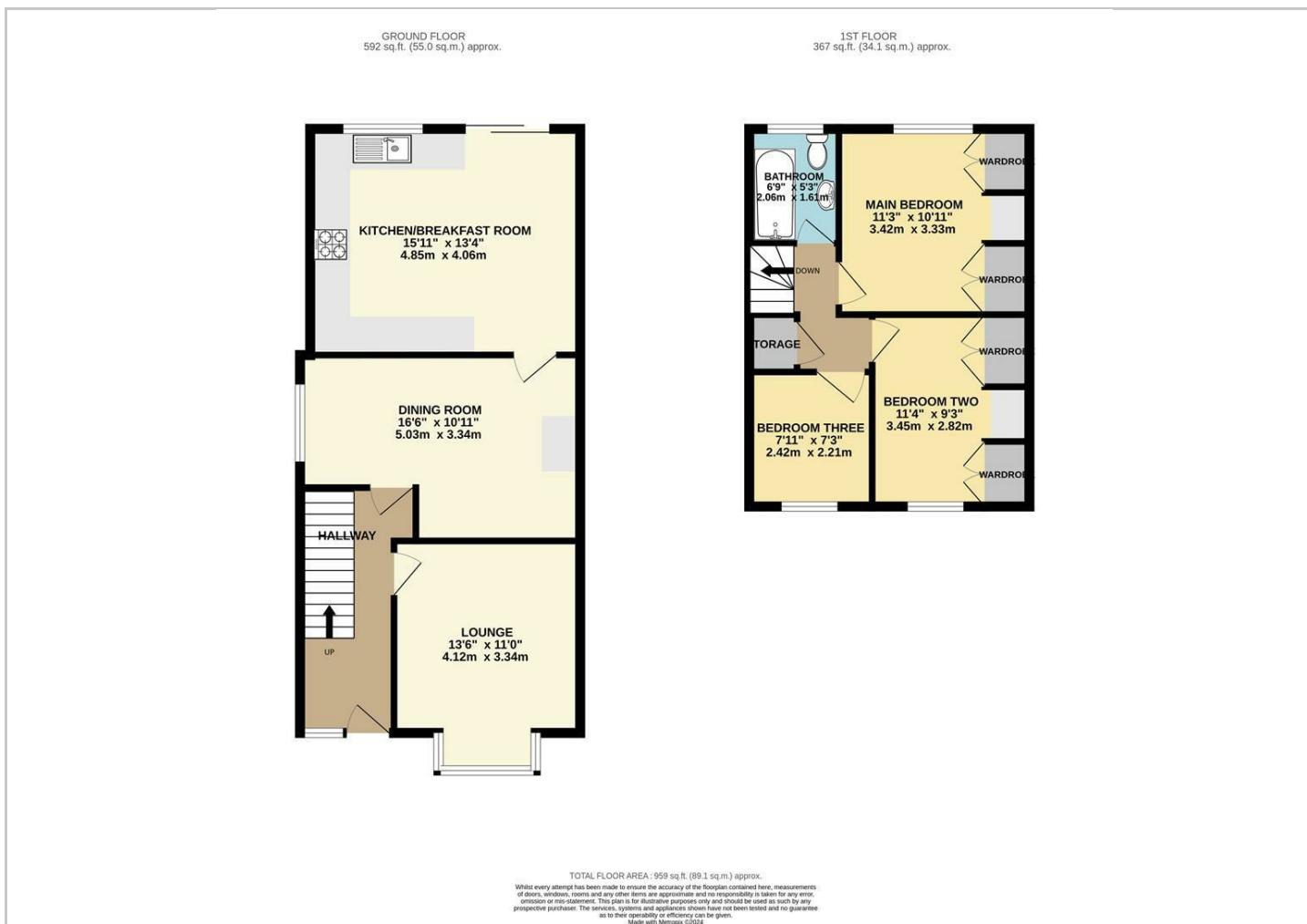
Generally, the property dips towards the left; evidenced by a sloping roof, lintels and floor level. The previous structural engineers report (Holliday 2015), notes settlement, thermal influences and possible leaking drains as the probable cause of the previous damage and notes the property appears now to be stable. We agree that we could find no evidence of recent movement to this property.

Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



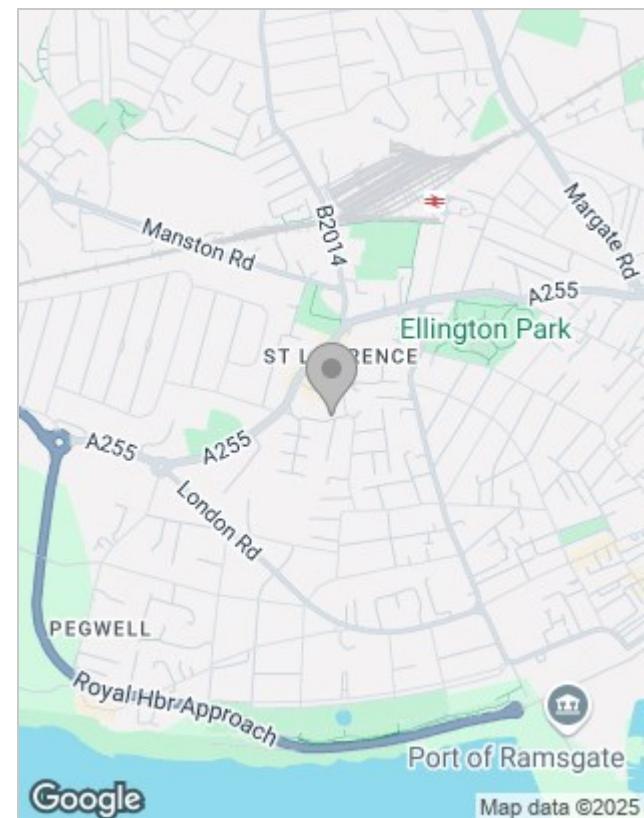
Floor Plans



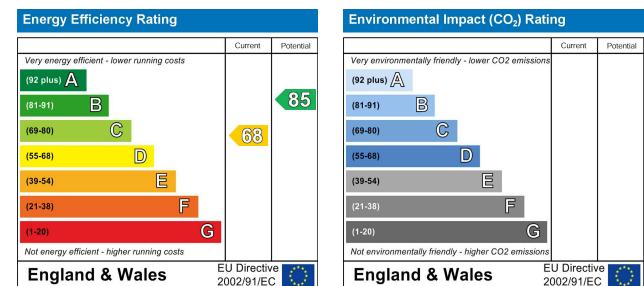
Viewing

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.

Location Map



Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.