



# TMS

ESTATE AGENTS



Pysons Road, Ramsgate, CT12 6TU

**£1,450 Per Month**





- 3 BEDROOM SEMI DETACHED BUNGALOW
- CLOSE TO WESTWOOD CROSS
- GAS CENTRAL HEATING
- LONG TERM LET
- CONSERVATORY

- AVAILABLE IMMEDIATELY
- SECONDARY & PRIMARY SCHOOLS CLOSE BY
- EPC - TBC / COUNCIL TAX -C
- UNFURNISHED
- GARAGE AND OFF STREET PARKING



AVAILABLE IMMEDIATELY ~ SPACIOUS 3 BEDROOM BUNGALOW ~ CENTRAL LOCATION ~ CLOSE TO WESTWOOD CROSS

TMS ESTATE AGENTS are delighted to offer to the market this very spacious 3 bedroom bungalow on Pysons Road, close to Westwood Cross Retail Park and Shopping Centre & Ramsgate's mainline station with direct links to London. There are also primary and secondary schools close by and a good local transport system close by.

The bungalow enjoys an entrance porch and spacious hallway with ample storage, the L shaped lounge leads to the conservatory and the kitchen. The Kitchen will come with a fridge freezer, free standing cooker and washing machine, all of which will be gifted to the tenant or can be removed. if not required. Both the conservatory and the kitchen offer direct access to the large sunny garden which has side access and access to the garage.

All three bedrooms have built in wardrobes and there is a modern shower room. The property benefits from gas central heating and double glazing.

To the front of the property is a lawn garden and off street parking for 2 cars along with access to the garage.

The property is unfurnished and available for a long term let, its Ideal for working professional tenants or a family, the landlord will consider 1 small pet.

Council Tax band B / Deposit = 5 weeks rent £1673.07 / Holding deposit £334.61 / EPC rating TBC  
For broadband and phone coverage, please check through [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £42,000 PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY - IF A WORKING GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £50,400 PER ANNUM TO MEET AFFORDABILITY

Contact TMS ESTATE AGENTS today to book your accompanied viewing

## ENTRANCE HALL

## LOUNGE / DINER

19'1" x 15'3" (5.83 x 4.67)

L shaped, double glazed patio door to conservatory, double glazed window to front, carpet, radiator.

## KITCHEN

7'10" x 6'1" (2.39 x 1.86)

Double glazed window & door to garden, fridge freezer, washing machine and free standing cooker to be gifted in tenancy

## CONSERVATORY

9'3" x 8'4" (2.83 x 2.55)

Brick & UPVC, door to garden, vinyl floor, radiator.

## BEDROOM

13'5" x 9'11" (4.11 x 3.03)

Double glazed window, fitted wardrobes, carpet & radiator.

## BEDROOM

13'2" x 6'11" (4.02 x 2.12)

Double glazed window, fitted wardrobes, carpet & radiator.

## BEDROOM

8'4" x 6'11" (2.55 x 2.11)

Double glazed window, fitted wardrobes, carpet & radiator.

## SHOWER ROOM

7'9" x 5'6" (2.37 x 1.69)

Frosted double glazed window, shower, vanity wash hand basin, low flush WC

## GARDEN

Laid to lawn, side access.

## GARAGE





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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) 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		
England & Wales		
EU Directive 2002/91/EC		

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.