



TMS

ESTATE AGENTS



Reading Street, Broadstairs, CT10 3AZ

£1,600 Per Month



- THREE BEDROOM END OF TERRACE HOUSE
- BROADSTAIRS TRAIN STATION JUST OVER A MILE AWAY
- HIGHLY RATED SCHOOLS CLOSE BY
- SANDY BEACH 15 MINUTES AWAY!
- SHORT TERM LET ONLY
- SOUGHT AFTER LOCATION
- APPROX 72FT GARDEN
- THANET COUNCIL TAX BAND B / EPC - D
- FURNISHED



3 BEDROOM HOUSE ~ VILLAGE LOCATION ~ AVAILABLE IMMEDIATELY ~ FURNISHED / UNFURNISHED ~ SHORT TERM LET

If you are looking for a short term, stop gap property then look no further !

This charming three-bedroom end-of-terrace house offers a warm and inviting atmosphere, in the peaceful Reading Street area of Broadstairs.

The property offers a spacious L shaped lounge/diner. Double doors open into the kitchen, which features striking herringbone flooring, a contemporary breakfast bar, and an integrated oven, making it both stylish and functional. There is also a utility space by the back door leading to the garden.

Upstairs, you will find two spacious double bedrooms, each offering ample storage space, along with a cosy single bedroom. The family bathroom completes this level, featuring a step-in shower, bath, toilet, and basin. This property spans three floors and also boasts its own basement, which provides additional space for storage.

Externally, the property benefits from a split-level garden with a small patio area and lawn.

Reading Street offers a peaceful, welcoming vibe, with easy access to Broadstairs' attractions. Just a 15-minute walk from Joss Bay and with Broadstairs Station only 1.2 miles away, this location is ideal for all.

Offered as a long term let and furnished, Reading Street is a lovely home, it is offered furnished or unfurnished and for a short term let. The landlord would consider 1 small dog.

Council Tax band C / EPC - D / The deposit is 5 weeks rent £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 AFFORDABILITY

CALL TMS ESTATE AGENTS TODAY TO BOOK YOUR VIEWING

Basement

29'0" x 15'0" (8.86 x 4.58)

GROUND FLOOR

Porch

Lounge/Diner

26'8" x 15'0" (8.14 x 4.58)

Kitchen

15'0" x 12'4" (4.58 x 3.76)

FIRST FLOOR

Main Bedroom

15'0" x 13'10" (4.58 x 4.23)

Bedroom Two

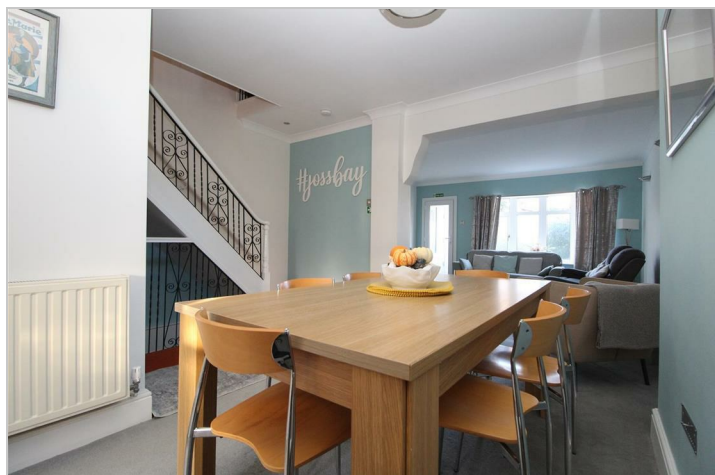
12'9" x 9'3" (3.91 x 2.82)

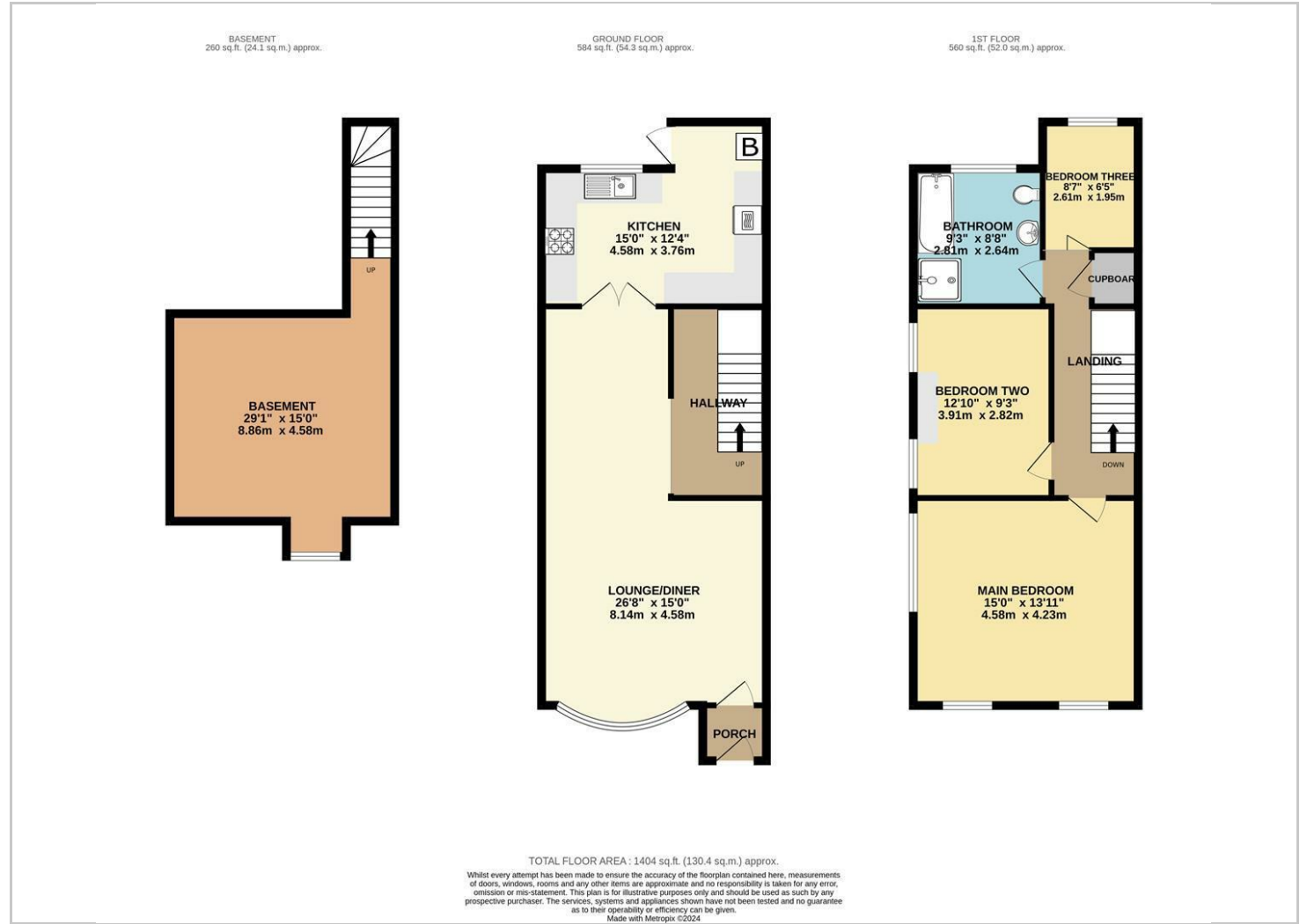
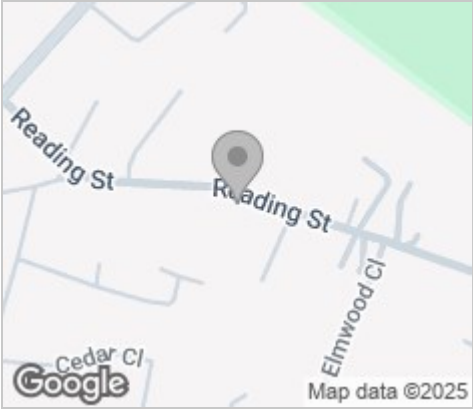
Bedroom Three

8'6" x 6'4" (2.61 x 1.95)

Bathroom

9'2" x 8'7" (2.81 x 2.64)





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 ₂) 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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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.