



# TMS

## ESTATE AGENTS



**Vicarage Street, Broadstairs, CT10 2SG**

- 2 BED DETACHED BUNGALOW
- AVAILABLE END SEPTEMBER 2025
- CLOSE TO QEQM & WESTWOOD CROSS
- 2 DOUBLE BEDROOMS WITH STORAGE
- 1 SMALL PET CONSIDERED
- OFF STREET PARKING & GARAGE
- LOW MAINTENANCE GARDEN
- EPC - C / COUNCIL TAX - D
- LONG TERM LET / UNFURNISHED
- IDEAL FAMILY HOME

**£1,300 Per Month**

# Vicarage Street



AVAILABLE END SEPTEMBER 2025 ~ 2 BEDROOM DETACHED BUNGALOW WITH GARAGE ~ ST PETERS VILLAGE

TMS ESTATE AGENTS are pleased to offer to the market this very spacious 2 bedroom detached bungalow with ample parking space for 3 cars.

Vicarage Street is situated on the edge of St Peters Village and offers great access to Westwood Cross, the QEQM and Broadstairs town.

The property is very spacious and enjoys a bright hallway and large lounge which opens to the fully paved, low maintenance garden, there are 2 generous double bedrooms with storage, a bathroom with shower over the bath and separate W.C.

Externally there is off street parking for 3 cars and a garage with electric up and over door

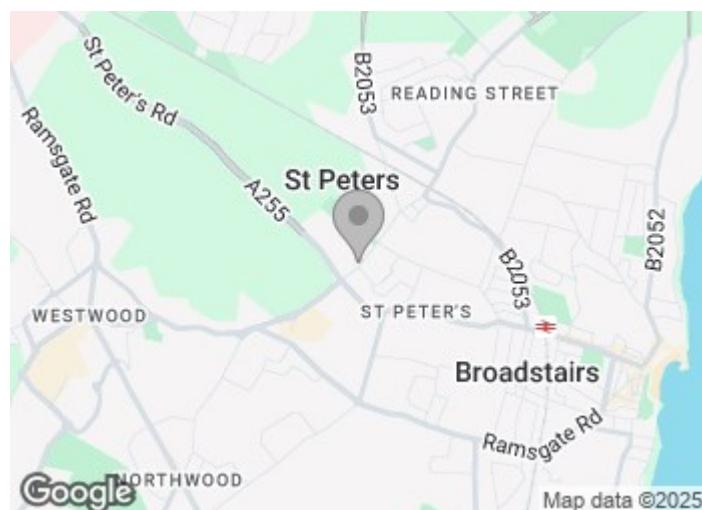
Perfect for a family and the landlord will consider 1 small pet. This is an initial 6 month let and then will roll into a statutory periodic tenancy.

Council Tax band D / Deposit = 5 weeks rent £1500.00 / Holding deposit £300.00 / EPC rating C  
<https://checker.ofcom.org/> for broadband and phone coverage.

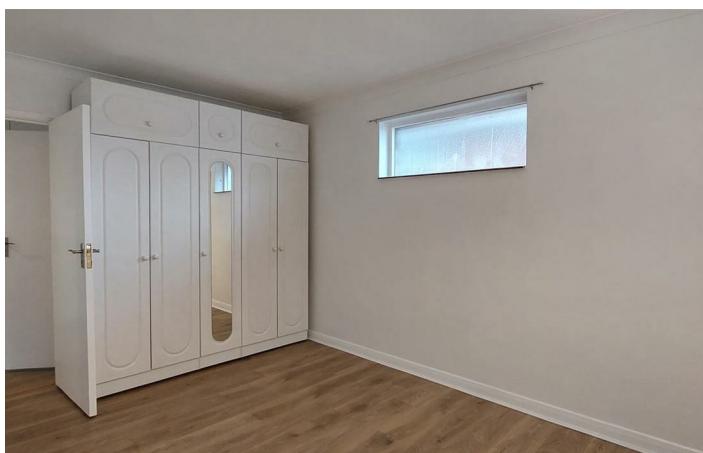
APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £39,000 PER ANNUM FOR AFFORDABILITY FOR THIS PROPERTY. IF A GUARANTOR IS REQUIRED THEIR MINIMUM INCOME FOR AFFORDABILITY WILL NEED TO BE £46,800 PER ANNUM

Call TMS ESTATE AGENTS TODAY to arrange an accompanied viewing WE ARE AVAILABLE 7 DAYS A WEEK!!!

ENTRANCE PORCH	BEDROOM 1	W.C
ENTRANCE HALL	13'5" x 10'11" (4.11 x 3.35)	EXTERNAL
LOUNGE / DINER 19'7" x 13'1" (5.97 x 4)	BEDROOM 2 13'3" x 13'0" (4.06 x 3.97)	FRONT GARDEN
KITCHEN 11'4" x 9'10" (3.47 x 3.02)	BATHROOM 8'11" x 5'2" (2.72 x 1.60)	REAR GARDEN
		GARAGE



Directions



## Floor Plan



## Floor Plan

Total floor area 93.0 sq. m. (1,001 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		84
(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	