



TMS

ESTATE AGENTS



The Magpies Spratling Street

Manston, Ramsgate, CT12 5AW

£2,000 Per Month



- DETACHED 5 BEDROOM HOUSE
- GAS CENTRAL HEATING
- SHOWER ROOM AND BATHROOM
- CLOSE TO SCHOOL CATCHMENTS
- EPC RATING D / COUNCIL TAX - E
- INTEGRATED APPLIANCES
- RURAL LOCATION
- OFF STREET PARKING FOR 3/4 CARS
- VERSATILE 5TH BEDROOM / STUDY / TREATMENT ROOM / GYM
- AVAILABLE IMMEDIATELY



AVAILABLE IMMEDIATELY ~ 5 BEDROOM DETACHED HOUSE ~ SEMI RURAL LOCATION ~ PERFECT FAMILY HOME

TMS Estate Agents are delighted to offer to the market this spacious & well presented 5 bedroom home on Spratling Street in Manston.

Spratling Street is set in a peaceful semi rural location with easy access to Westwood Cross, the QEQM hospital & many well regarded junior and secondary schools.

To the ground floor there is an entrance porch opening to the 15' entrance hall with ample storage, there is a dual aspect 23' lounge opening onto the garden via French doors. The kitchen is a great family space with bespoke kitchen units, integrated appliances, including 2 fridges, electric Velux windows and French doors leading direct to the sunny garden. There is also a versatile room ideal as a fifth bedroom /dining room/study or treatment room.

To the first floor there is a bright landing with feature window and 4 double bedrooms, you will also find a family bathroom with shower over the bath.

There is a fully fenced rear garden which is laid to lawn with a patio area & off street parking for at least four cars to the front, there is a pond with a water feature.

The property enjoys air conditioning and air heating through the house to compliment the gas central heating and keeps the house lovely and cool in the summer.

Close to Manston Village & situated close to the A299 Thanet Way Spratling Street gives you easy access throughout Kent to Folkestone, Deal, Canterbury and the M2 motorway into London.

Council Tax Band E / Deposit = 5 weeks rent £2307.65 / EPC - D / Holding Deposit £461.53
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £60,000 PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY. IF A WORKING GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £72,000 PER ANNUM TO MEET AFFORDABILITY.

Call TMS ESTATE AGENTS today to book your viewing.

GROUND FLOOR

ENTRANCE PORCH
7'2" x 3'7" (2.20 x 1.10)

ENTRANCE HALL
15'3" (4.65)

LOUNGE
23'0" x 11'0" (7.02 x 3.36)

KITCHEN / DINER
20'11" x 15'0" (6.38 x 4.59)

SHOWER ROOM
11'6" x 6'0" (3.53 x 1.85)

BEDROOM / STUDY
15'11" x 9'9" (4.87 x 2.99)

FIRST FLOOR

LANDING

BEDROOM
14'0" x 12'0" (4.27 x 3.66)

BEDROOM
10'2" x 4'11" (3.1 x 1.52)

BEDROOM

BEDROOM
11'11" x 10'0" (3.65 x 3.05)

BATHROOM

EXTERNAL

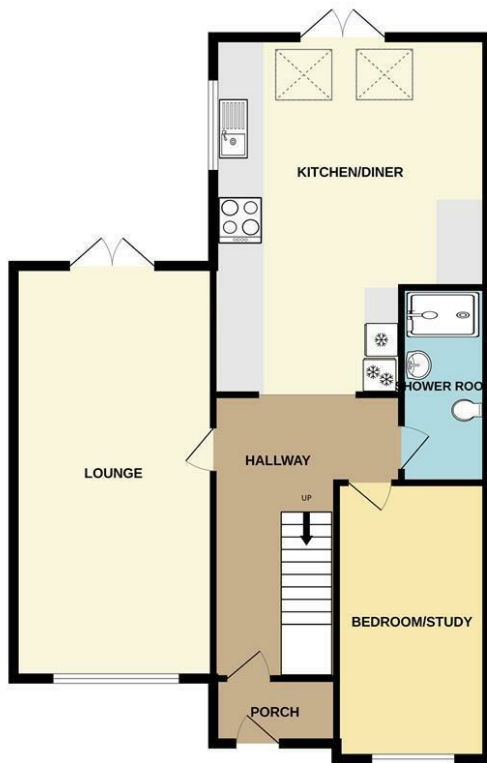
REAR GARDEN

FRONT GARDEN





GROUND FLOOR
952 sq.ft. (88.4 sq.m.) approx.



1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 1629 sq.ft. (151.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
(82 plus) A			
(81-81) 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(81-81) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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