



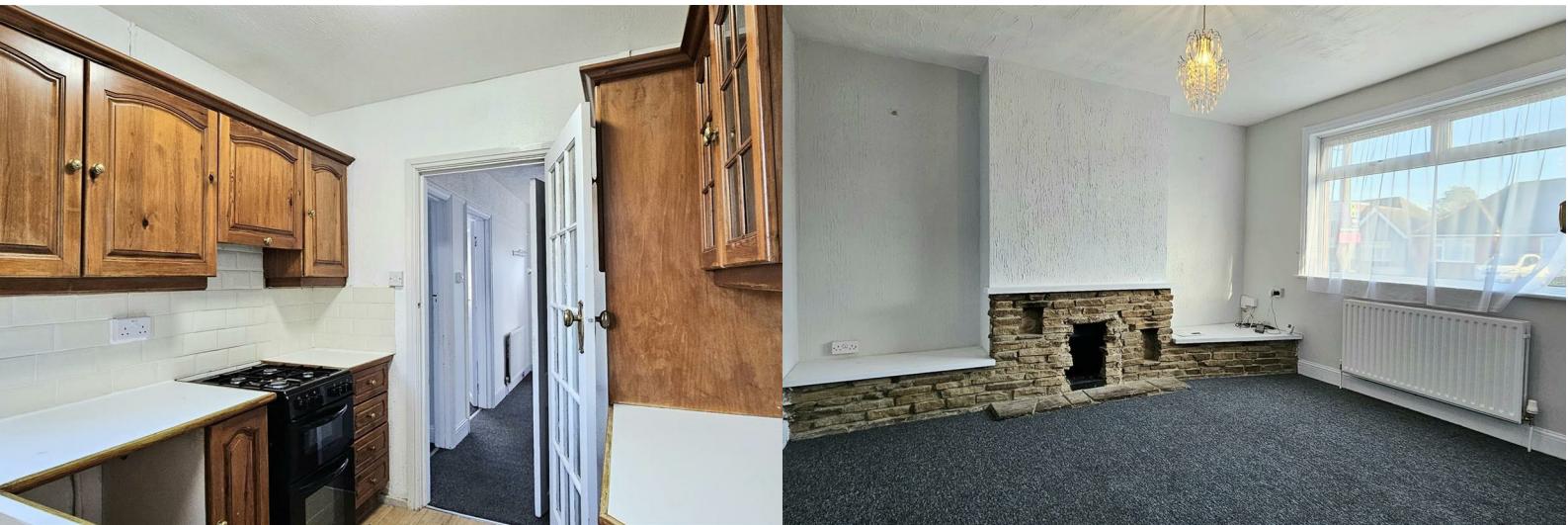
# TMS

ESTATE AGENTS



Gordon Road, Westwood, Margate, CT9 4EA

**£1,300 Per Month**



- 3 BEDROOM SEMI DETACHED HOUSE
- IDEAL FAMILY HOME
- CLOSE TO WESTWOOD CROSS & QEQM HOSPITAL
- OFF STREET PARKING
- COUNCIL TAX A / EPC -D
- UNFURNISHED
- CLOSE TO SCHOOLS & TRANSPORT LINKS



AVAILABLE IMMEDIATELY ~ 3 BED SEMI DETACHED HOME ~ CLOSE TO WESTWOOD CROSS & QEQM HOSPITAL ~ OFF STREET PARKING

TMS ESTATE AGENTS are pleased to offer to the market this great family home situated close to Westwood Cross

Super family home with parking in quiet road close to Westwood Cross shopping centre. Front garden and driveway offers off street parking for 1 car, the entrance hall leads to the lounge, dining room and kitchen which benefits from a cooker and good storage space and access to the back garden. To the first floor there is a family bathroom with shower over the bath, two double bedrooms and a single room. Gordon Road is a great location for access to Westwood Cross and the QEQM hospital with good transport links around Thanet.

The property is unfurnished and ideal for a family or professional tenants looking for space to work from home, the landlord will consider 1 small pet with proof of pet insurance.

Council Tax band A / EPC -D / The deposit is 5 weeks rent £1500.00 / holding deposit £300.00

For broadband speeds 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 £39,000 PER ANNUM FOR AFFORDABILITY FOR THIS RENT. THE LANDLORD WILL REQUIRE A SUCCESSFUL TENANT TO HAVE A WORKING GUARANTOR, THE GUARANTOR MUST HAVE AN ANNUAL INCOME OF £46,800 FOR AFFORDABILITY.

Call TMS Estate Agents now to book your accompanied viewing ~ DON'T miss out !

GROUND FLOOR

ENTRANCE HALL

LOUNGE

13'1" x 12'5" (3.99 x 3.80)

DINING ROOM

12'3" x 11'0" (3.75 x 3.36)

KITCHEN

11'7" x 7'10" (3.54 x 2.39)

FIRST FLOOR

LANDING

BEDROOM 1

12'6" x 11'2" (3.82 x 3.41)

BEDROOM 2

11'11" x 11'0" (3.65 x 3.37)

BEDROOM 3

7'11" x 7'1" (2.43 x 2.18)

BATHROOM

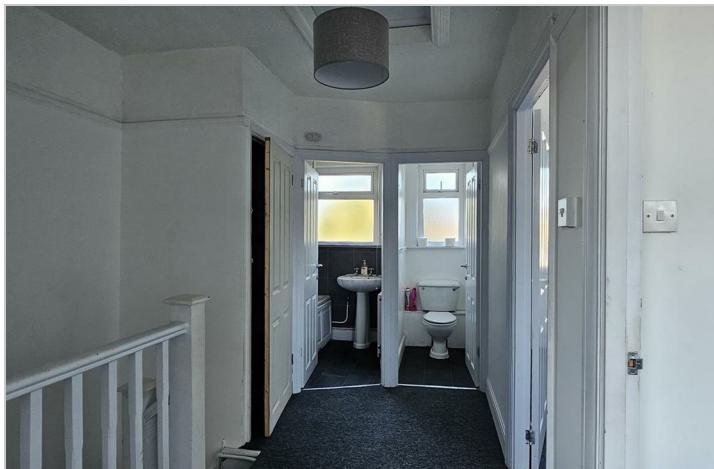
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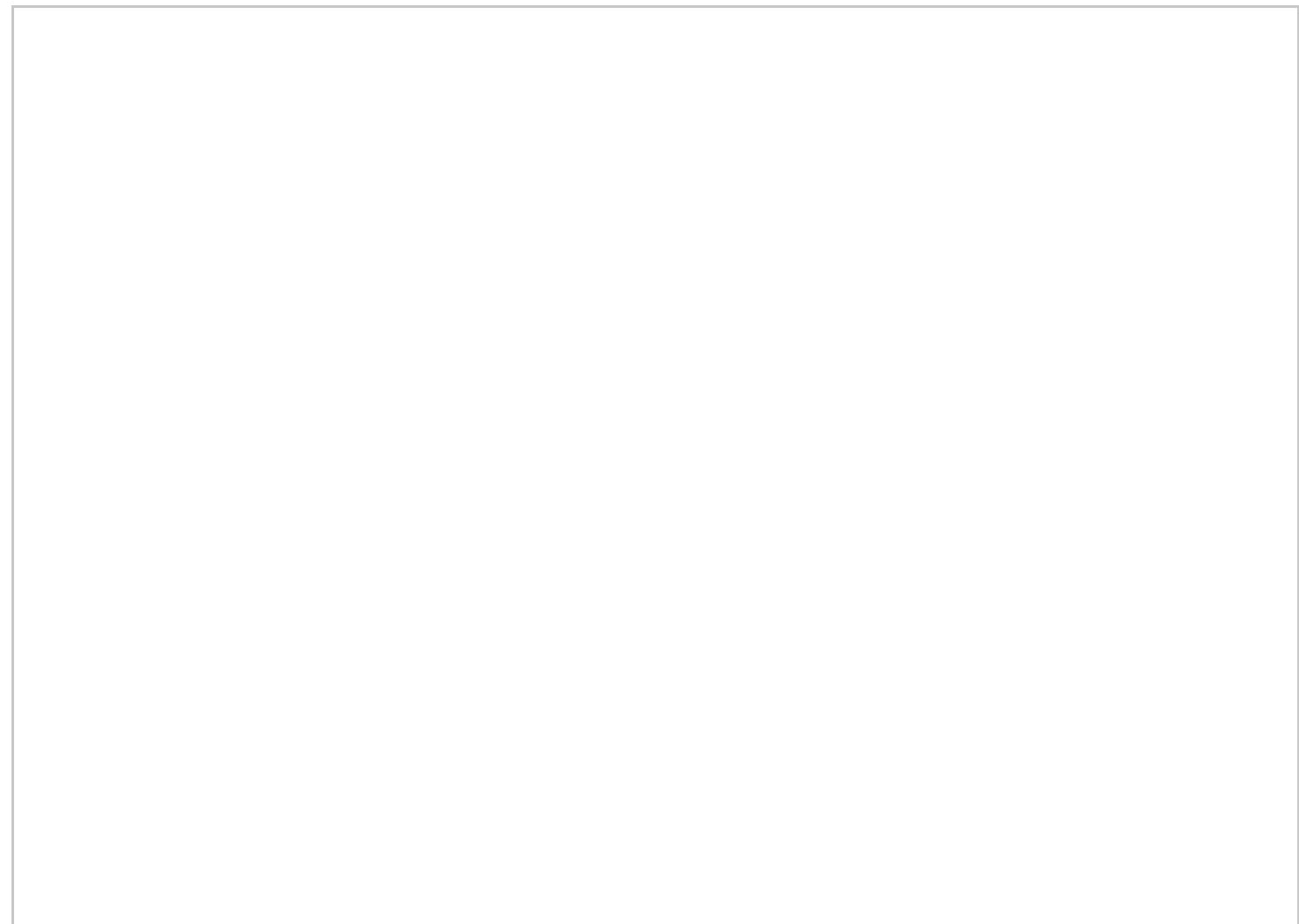
EXTERNAL

FRONT GARDEN

off street parking for 1 car

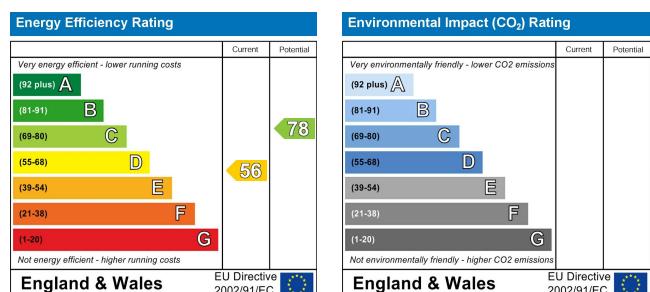
REAR GARDEN





## 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.



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.