

Glynns Court
Southwood Road
Ramsgate
CT11 0BA

£1,350 Per Month

Finn's
2 Market Street
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471
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www.finns.co.uk



• Open Plan Kitchen / Living Area • En-Suite Shower Room • Courtyard Garden • Unfurnished • Parking For Two Cars • A Pet Considered • Available Now • EPC C • Thanet District Council Tax Band C • Deposit £1555

Deposit: £1,555

EPC rating

www.finns.co.uk 01304 614471



Available unfurnished, a three bedroom semi detached family home with accommodation arranged over three floors. Accommodation comprises, entrance hall, open plan living and kitchen area which opens into a conservatory style extension providing a dining area, and cloakroom on the ground floor. Two bedrooms, one with en suite shower room, and further shower room on the first floor and third bedroom on the second floor. The property has gas central heating, double glazing, courtyard style garden and parking at the rear. A family pet may be considered

ENTRANCE HALL

Composite entrance door, stairs to first floor, radiator, tiled floor

LIVING ROOM

19'4 at max x 9'6 at max

Double glazed bay window to front, double glazed window to side. Carpet. Under stairs cupboard. Open through to:

KITCHEN

18'6 at max x 8 ext to 8'8

Range of wall, drawer and base units in two tone grey with wood effect work surface and tiled splash back. One and a half bowl stainless steel sink and drainer. Four ring gas hob with electric oven below and extractor over. Conservatory style extension with French doors and windows leading onto courtyard garden

CLOAKROOM

Low level toilet and wash hand basin

FIRST FLOOR**BEDROOM ONE**

11'5 at max x 8'

Double glazed window to rear, radiator, carpet.

EN- SUITE

Fully tiled walls with low level toilet, wash hand basin and shower cubicle. Vinyl flooring

BEDROOM TWO

12'5 at max x 9'3

Double glazed windows to front, carpet, radiator. Built in cupboard housing gas fired boiler

SHOWER ROOM

Large shower cubicle, low level toilet and wash hand basin. Fully tiled. Double glazed window. Chrome ladder style radiator

SECOND FLOOR**BEDROOM THREE**

9'6 ext to 12'5 x 8'9 x 11'9

irregular shape room with sloping ceilings. Double glazed window to rear. Circular window to side. Carpet, radiator

EXTERIOR

Enclosed courtyard style garden to the rear with rear access to the parking area

Rent - £1,350 Per Month

Tenancy Deposit - £1,555. This is refunded without interest at the end of the tenancy provided there is no loss or damage.

Lease - An Assured Shorthold Tenancy of six or twelve months' duration.

Local Authority - Thanet District Council
Council Tax Band C

Viewing: By appointment through Finn's,
Sandwich - tel: 01304 614471

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		
72		85
England & Wales		EU Directive 2002/91/EC

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01304 614471

Date: These particulars were prepared on:

