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Deal Branch:  
T: 01304 365454

Folkestone Branch:  
T: 01303 210777



Herne Bay Branch:  
T: 01227 360226

Thanet Branch:  
T: 01843 210111

Out of hours:  
T: 07970 059561

## £1,700 per month College Road, Deal, CT14

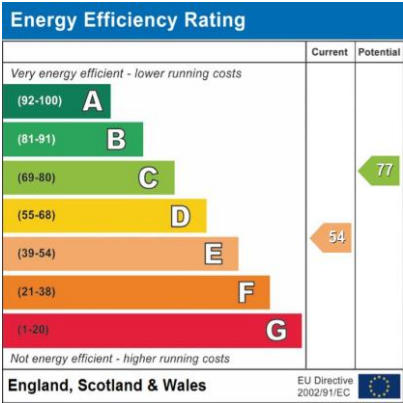


- Charming Detached Family Home
- Four Bedrooms
- Large Living Room
- Modern Kitchen & Separate Dining Room
- Glorious Garden Room with Patio Doors
- Ground Floor Bathroom
- Separate Cloakroom
- Loft Boarded with Lights & Electric
- Enclosed Rear Garden

Set within a short walk of Deal town centre and the seafront, this charming Victorian four bedroom detached house. The accommodation is approached via a porch into the lounge where you will be amazed by the open staircase and original working fireplace leading to the double doors to the large kitchen which has an extensive range of fitted units and access to the garden room with double doors leading out to the private well established rear garden. In addition, there is a separate dining room with original working fireplace and a ground floor bathroom with a four-piece suite including a roll top bath. To the first floor, there are four well-proportioned bedrooms, the main bedroom has a hanging bay window and the second bedroom has built-in cupboards, together with a separate cloakroom. Furthermore, the loft has been boarded out and has lights and electrics as well as a ladder giving you an ample

storage space. Externally, there is a stunning private rear garden which is surrounded by mature trees & bushes and there is a workshop complete with lights and electric. Professional tenants only. No pets, no smokers.

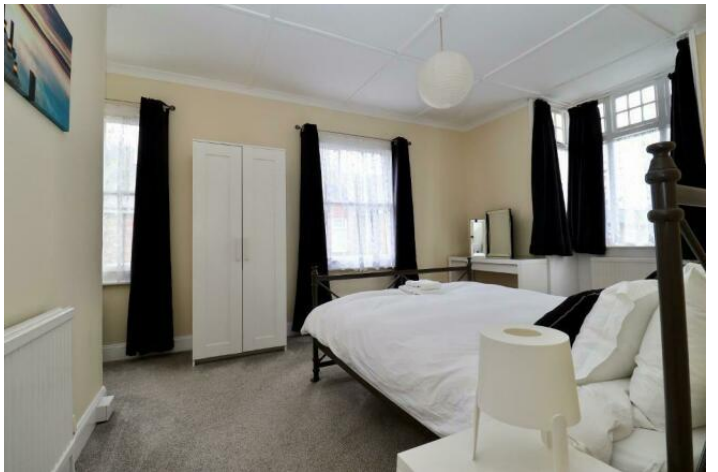
# College Road, Deal, CT14















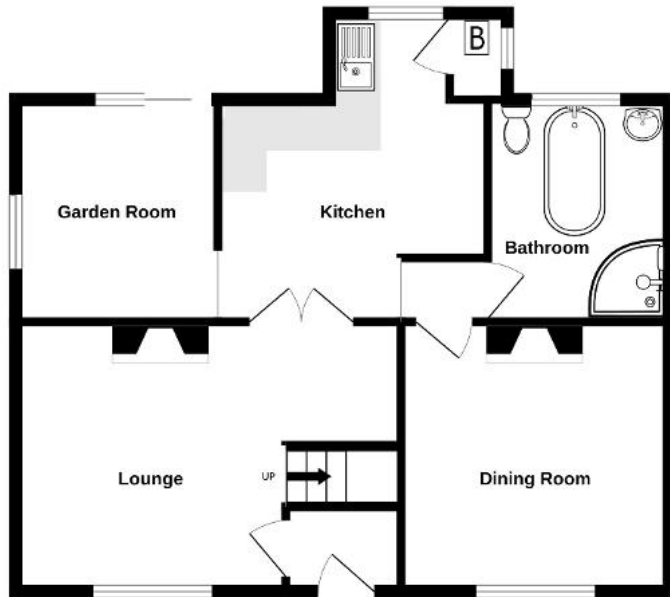


Workshop

TOTAL FLOOR AREA: 120.7 sq.m. (1300 sq.ft.) approx.

The total floor area displayed above includes all areas shown and will therefore include garages, conservatories and any outbuildings. This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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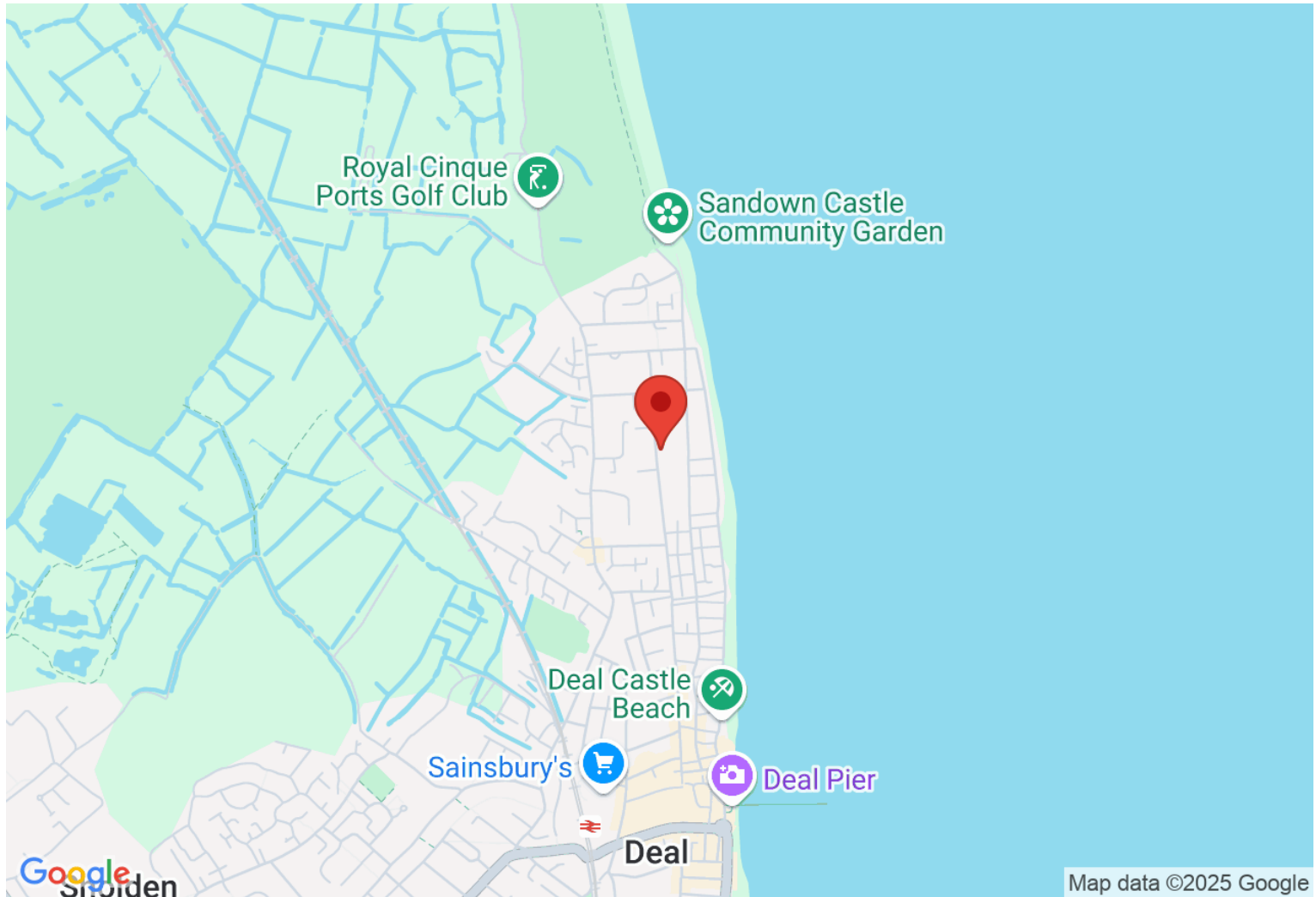
GROUND FLOOR  
66.7 sq.m. (718 sq.ft.) approx.



1ST FLOOR  
54.0 sq.m. (582 sq.ft.) approx.

**Directions**

**Location**



**VIEWING BY APPOINTMENT WITH AGENTS THOMAS AND PARTNERS**

10 Victoria Rd, Deal, Kent, CT14 7AP T: 01304 365454 E: [enquiries@tapestates.com](mailto:enquiries@tapestates.com) W: [www.tapestates.com](http://www.tapestates.com)

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.