



Thomas
jackson
ESTATE AGENTS



52 Devonshire Gardens

Cliftonville, Margate, CT9 3AD

- Impressive five-bedroom detached family home
- Prestigious location
- Close to the seafront and sandy beaches
- Large driveway with double garage
- Close to the beach and seafront
- Double garage and driveway
- Three reception rooms

£650,000

EPC Rating '67'





Property Description

ENTRANCE PORCH

7' 9" x 6' 8" (2.36m x 2.03m) Coved ceiling, panelled walls, tiled flooring, double glazed leaded window and door, original glazed door

ENTRANCE HALL

Coved ceiling, dado rail, double radiator, original wood flooring, stairs to the first floor, wall lights, under stairs cupboard



SITTING ROOM

15' 11" x 14' 8" (4.85m x 4.47m) Measurements from the recess into the bay
Double glazed leaded bay window, exposed floorboards, part panelled walls, brick feature fireplace, picture rail, wall lights

DINING ROOM



12' 10" x 15' 11" (3.91m x 4.85m) Double glazed windows, part panelled walls, laminate flooring, wall lights, 2 x double radiato, picture rail arch into

BREAKFAST ROOM

12' 3" x 9' 4" (3.73m x 2.84m) Double glazed windows, radiator, tiled flooring brick feature walls,

KITCHEN

12' 4" x 14' 1" (3.76m x 4.29m) Double glazed windows, matching units, 6 gas hob, double oven grill, coffee machine, sas extractor, space for dishwasher, large ceramic sink mixer, granite effect worktops and upstand, tiled flooring tiled walls spots, Coved double glazed window and door

UTILITY ROOM

Matching units tiled walls, composite sink with mixer tap, coved, plumbing for washing machine, tiled flooring, double glazed window, and door



PLAYROOM/OFFICE

10' 10" x 12' 0" (3.3m x 3.66m) Double glazed window, exposed floorboards, shelving with secret door, leading to a storage room and door into the dining room, Coved



CLOAKROOM

Double glazed window, part panelled walls, chrome ladder, low level wc, vanity until, granite effect worktop, ceramic sink and mixer, laminate flooring

FIRST FLOOR LANDING

Stained glass and leaded window, wall lights, loft hatch. Radiator, dado rail,



BEDROOM ONE

15' 10" x 13' 9" (4.83m x 4.19m) Double glazed leaded bay window, extensive fitted wardrobes and dressing table, radiator, Coved

BEDROOM TWO

10' 11" x 12' 11" (3.33m x 3.94m) Dual aspect double glazed windows, radiator, picture rail

BEDROOM THREE

10' 11" x 12' 11" (3.33m x 3.94m) Double glazed



window, radiator, fitted glazed wardrobe, Coved

BEDROOM FOUR

13' 0" x 9' 4" (3.96m x 2.84m) Double glazed window, coved, radiator

BEDROOM FIVE

13' 2" x 7' 5" (4.01m x 2.26m) Double glazed window, radiator, coved

7'5" narrows to 5'5".

BATHROOM

Large jacuzzi bath, shower cubicle,, vanity with concealed wc and inset basin, glass worktop mixer tap Double glazed window, tiled walls inset mirror, radiator, exposed floorboards,



SHOWER ROOM

Double glazed window, quadrant shower, part tiled walls.

FRONT GARDEN

Substantial paved driveway providing off street parking, brick boundary walls with railings, pedestrian side access.



GARAGE

Electric door, power and light, double glazed door, single glazed window.

REAR GARDEN

To the rear of the home is an ample garden mostly laid to lawn with mature shrubs and trees, timber shed, there is a large patio leading to the large pond and access to the garage.

MEASUREMENTS

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.

The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.

ANTI MONEY LAUNDERING

AML Identification Checks – If you have an offer





accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors

AGENTS NOTES

Freehold

Council Tax Band -

EPC Band -





| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

