



Oakwood homes®
putting people first



Property brochure



Lincoln Gardens, Birchington, Kent, CT7 9SW

Rental PCM £1,370

3 Bedrooms

1 Reception

1 Bathroom

Off Street Parking

EPC D

Council Tax C



lettings@oakwoodhomes.biz



01843 222700



www.oakwoodhomes.biz

Sales | Lettings | Property Management | Land Acquisition | Development Consultancy | New Homes | Mortgages | Conveyancing

Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



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Fees Payable

Holding Deposit:

Once you have found a property and had your offer to rent accepted, subject to contract, you will be required to pay the equivalent of one week's rent; the holding deposit is non-refundable in the event any of the following:

1. You decline to proceed with the tenancy
2. You fail the Right to Rent check
3. You provide a false or misleading statement for referencing purposes
4. You do not enter into a tenancy agreement or confirm a moving date within 15 days ("deadline for Agreement") of the payment nb: you may have the option to enter into a written agreement to extend this deadline if it is agreeable by all parties

You will be required to submit your documentation and details to a nominated independent Referencing Company who will carry out an identity check, credit check, Right to Rent check, seek employer, accountant and landlord references.

All occupiers over the age of 18 may be required to be referenced. If referencing is successful the one week's rent will form part of your first rent payment and the balance of this and a 5 week deposit will also be payable prior to completion.

Company or Commercial Let:

An administration fee of £400 (inc vat) is payable if you are taking a tenancy as a Company and not as an individual or if you are renting a commercial property from Oakwood homes

Methods of payment:

Bank transfer: Our bank details will be supplied to you upon request to enable you to make a direct transfer to our account

Debit card: Please allow 3 banking days for payment to clear into our account

882 Sq Ft

For more details and photos visit us online at
www.oakwoodhomes.biz

The Property

This spacious three-bedroom semi-detached house for rent in Birchington features a driveway, a generously sized lounge leading to a conservatory, a separate modern kitchen, a garden with a summer house equipped with an electricity supply, two double bedrooms, one single bedroom, and a family bathroom. Additionally, the property includes side access and a shed. Conveniently located in the popular village of Birchington, it is a short distance from the village centre and train station, offering easy access to amenities and transportation options. The property has been decorated throughout and new carpets laid. Call today to arrange your viewing.

Location

Situated in the popular town of Birchington, this beautiful seaside town has so much to offer! Within a short distance you will find Minnis Bay seafront and Birchington also benefits from good transport links via the train station and bus routes.

The Accommodation

Lounge	12'11" (3.94m) X 23'01" (7.04m)
Conservatory	10'06" (3.20m) X 7'02" (2.18m)
Kitchen	12'00" (3.66m) X TBA
Summer house:	(Divided into two rooms) 12'02" (3.71m) X 9'02" (2.79m) and 9'11" (3.02m) X 11'09" (3.58m)
Bathroom	5'05" (1.65m) X 7'07" (2.31m)
Bedroom One	11'04" (3.45m) X 13'07" (4.14m)
Bedroom two	11'01" (3.38m) X 11'05" (3.48m)
Bedroom Three	10'01" (3.07m) X 6'08" (2.03m)

Holding deposit £323

Property brochure

Key Features

- Three bedroom
- Sought after location
- Garden
- Driveway
- Large summer house with electricity
- Spacious

Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. LET0004425/20240312/MDDP



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