



Oakwood homes®
putting people first

Property brochure



Shuart Lane, St Nicholas At Wade, Birchington, CT7
0NB

Rental PCM £1,550

3 Bedrooms

2 Receptions

2 Bathrooms

Off street parking

EPC E

Council Tax C



lettings@oakwoodhomes.biz



01843 222700



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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

1797 Sq Ft

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

The Property

Welcome to your dream home in the serene outskirts of St Nicholas village. This stunning three-bedroom bungalow offers a perfect blend of modern amenities and countryside charm. This charming three-bedroom bungalow is nestled in the picturesque countryside on the outskirts of St Nicholas village. The property boasts a large, modern fitted kitchen, perfect for cooking and entertaining. A spacious conservatory offers a tranquil space to relax and enjoy the surrounding natural beauty. You will find three double bedrooms, one of which features a modern en-suite for added comfort and convenience. The stylish family bathroom adds a touch of luxury to everyday living. Outside, a substantial garden at the rear provides ample space for outdoor activities and relaxation. Additionally, a large forecourt ensures plenty of parking space for residents and guests.

Location

St Nicholas At Wade is a picturesque rural village which is served by two public houses, a 13th century church, a village hall, primary school and sports field (Bell Meadow) with a cricket pavilion. St Nicholas at Wade is also ideally located within easy reach of the historic city of Canterbury (approx. 10 miles) and Ramsgate (8 miles), with its Royal Harbour and picturesque marina that has a good selection of restaurants, bars and shops. The village of Minster (approx. 4 miles) offers a selection of independent shops, pubs and restaurants. Out of town leisure and shopping facilities can be found at Westwood Cross, approx. 7 miles distant. The property is easily connected with the motorway network via the A299 Thanet Way and A2 and the Thanet Parkway Railway Station with the High Speed rail services to Ashford International and London St Pancras, and is located within 6 miles.

The Accommodation

Kitchen	2.19m (7'2") x 6.18m (20'3")
Dining Room	12'10" (3.91m) x 9'10" (3.00m)
Bedroom One	3.16m (10'4") x 3.54m (11'7")
Bedroom Two	3.33m (10'11") x 3.33m (10'11")
Bedroom Three :	3.16m (10'4") x 3.54m (11'7")
Lounge	3.01m (9'10") x 6.36m (20'10")
Conservatory	5.65m (18'6") x 3.70m (12'1")
En-suite	
Bathroom	
Drainage is via septic tank	
Deposit £461	

Property brochure

Key Features

- Three bedroom bungalow
- Off street parking
- Large garden
- Beautiful rural location
- Close to village centre
- Modern
- Two receptions
- Two bathrooms
- Conservatory

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. LET0004438/20240318/MDDP



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