



Oakwood homes®
putting people first

Property brochure



High Street, Garlinge, Kent, CT9 5LX

Rental PCM £1,200

2 Bedrooms

2 Receptions

1 Bathroom

EPC D

Council Tax B



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

807 Sq Ft

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

The Property

SPACIOUS TWO BEDROOM HOUSE! Oakwood Homes are delighted to market this lovely, furnished two double bedroom semi situated in the popular village of Garlinge. This property has recently been refurbished benefiting from a full re-dec, a new boiler and new electrics. Internally you will find a spacious through lounge diner, a separate kitchen and utility room which leads to a small outside area to the rear. The main garden is situated at the front of the property which is a pleasant change as you look out to the garden from the lounge via the large bay window. The landlord has also fitted a barn style front door giving you security but allows the option of opening to show the lovely view out to your garden. Upstairs you will find two double bedrooms, a family bathroom and a separate WC. Call Oakwood Homes for viewing details viewing.

Location

Situated in Margate, this delightful seaside town is best known for its beautiful sandy beach and stunning sunsets. Along the seafront you will also find the Turner Art Gallery and the retro theme park, Dreamland. In the old town you will find a variety of vintage shops and boutiques and along the seafront you have a choice stylish bars and restaurants.

The Accommodation

Lounge/Diner: 25'04" (7.72m) X 11'04" (3.45m)

Kitchen: 9'09" (2.97m) X 7'00" (2.13m)

Conservatory: 6'05" (1.96m) X 9'11" (3.02m)

Bathroom: 6'11" (2.11m) X 7'01" (2.16m)

W/C

Bedroom One: 11'03" (3.43m) X 9'11" (3.02m)

Master Bedroom: 9'11" (3.02m) X 14'11" (4.55m)

HOLDING DEPOSIT - £276.00

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Key Features

- Two Double Bedrooms
- Furnished
- Village Location
- Quiet Area
- Refurbished
- Gas Central Heating & Double Glazing
- Window Cleaning included

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. LET0003149/MDSM20240515



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