



Oakwood homes®  
putting people first

## Property brochure



Thirlmere Ave, Ramsgate, Kent, CT11 0PJ

Rental PCM £1,200

1 Bedroom

1 Reception

1 Bathroom

Off Street Parking

EPC D

Council Tax C



[lettings@oakwoodhomes.biz](mailto:lettings@oakwoodhomes.biz)



01843 222700



[www.oakwoodhomes.biz](http://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

688 Sq Ft

For more details and photos visit us online at  
[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

## The Property

ONE BEDROOM BUNGALOW WITH PARKING AND A LARGE GARDEN!  
Welcome to this delightful one-bedroom bungalow located in the sought-after Nethercourt area of Ramsgate. This charming property features a spacious lounge, a cozy double bedroom, a modern bathroom, and a separate kitchen diner that opens up to a large garden at the rear. Additional benefits of this property include gas central heating, double glazing and a driveway for convenient parking. Recently decorated throughout with new flooring, this bungalow offers a fresh and inviting living space. Situated in a popular residential neighborhood of Ramsgate, this property is close to local beaches and the town centre, offering the perfect blend of tranquillity and convenience. Don't miss the opportunity to make this lovely bungalow your new home. Contact us today to schedule a viewing.

## Location

Situated in the popular town of Ramsgate. This beautiful harbour town has so much to offer! A short distance from the famous royal harbour, bustling High Street, Ramsgate train station, bars and restaurants set along the seafront. This Historic town has beautiful seaside walks and is a lovely place to live.

## The Accommodation

KITCHEN: 11'08" (3.56m) x 10'02" (3.10m)  
LOUNGE: 14'02" (4.32m) x 11'02" (3.40m)  
BEDROOM: 9'01" (2.77m) x 11'04" (3.45m)  
BATHROOM: 5'09" (1.75m) X 6'08" (2.03m)

HOLDING DEPOSIT: 276.00

## Property brochure

### Key Features

- One Bedroom
- Large Garden
- Sought After Area
- New Flooring
- Newly Decorated
- Off Street Parking
- Gas Central Heating & Double Glazing

### 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. LET0004574/MDSM240902



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