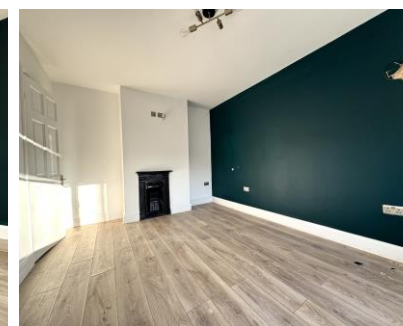




Oakwood homes®
putting people first

Property brochure



Oxenden Park Drive, Herne Bay, Kent, CT6 8UB

Rental PCM £1,375

3 Bedrooms

1 Reception

1 Bathroom

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

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

979 Sq Ft

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

The Property

Charming 3-Bedroom Detached Home in the Heart of Herne Bay - Welcome to this stunning three bedroom detached home, perfectly situated in the sought-after coastal town of Herne Bay. Upon entering, you're greeted by a spacious and light filled lounge, perfect for unwinding after a long day. The modern open plan kitchen dining area provides the space for entertaining. An additional bonus you have separate utility room and W.C. The French door leads out to a large garden. Upstairs, the property boasts three good sized bedrooms, including a modern bathroom. Don't miss the opportunity to make this exceptional house your home. Contact us today for a viewing.

Location

Located in a quiet residential area, yet just moments from local shops, excellent schools, and the stunning Herne Bay seafront, this property offers both convenience and tranquillity.

The Accommodation

| | |
|---------------|---------------------------------|
| Lounge | 15'00" (4.57m) x 12'11" (3.94m) |
| Kitchen/Diner | 16'00" (4.88m) x 12'11" (3.94m) |
| Utility Room | 8'1" (2.46m) x 5'5" (1.65m) |
| Bedroom 1 | 13'00" (3.96m) x 10'00" (3.05m) |
| Bedroom 2 | 13'7" (4.14m) x 9'11" (3.02m) |
| Bedroom 3 | 9'3" (2.82m) x 5'9" (1.75m) |
| Bathroom | 6'1" (1.85m) x 5'8" (1.73m) |

HOLDING DEPOSIT - £317

Property brochure

Key Features

- Double Glazed
- Gas central Heating
- Detached House
- Spacious
- Large Garden

Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. LET0004735/20250407/MDDP



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