



Oakwood homes®
putting people first

Property brochure



Chilton Lane, Ramsgate, Kent, CT11 0LQ

Rental PCM £1,350

3 Bedrooms

2 Receptions

1 Bathroom

1 Garage

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

947 Sq Ft

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

The Property

Oakwood homes are delighted to offer this three bedroom family home to the market in the sought after location Chilton Lane, Pegwell, Ramsgate. Being set over three floors, this property offers two reception rooms, a separate kitchen, three bedrooms and a family bathroom. Further benefits of this end of terrace house include off street parking, garage, and a small garden to the rear. The house has recently been redecorated with recently fitted carpets throughout, ready for a family to move straight into. Also, in a superb catchment area Chilton Primary School. Pegwell is a sought-after location on the west side of Ramsgate and within walking distance of the pubs and restaurants on the sea front, as well as beautiful seafront walks into Ramsgate and to Pegwell Bay.

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

GROUND FLOOR

Hall	
Lounge/diner	17'8" (5.38m) x 14'3" (4.34m)
Kitchen	10'1" (3.07m) x 6'1" (1.85m)
Dining Room	11'1" (3.38m) x 10' (3.05m)

FIRST FLOOR

Landing	
Bedroom	14' (4.27m) x 9'7" (2.92m)
Bathroom	

SECOND FLOOR

Bedroom	9' (2.74m) x 8'1" (2.46m)
Bedroom	14' (4.27m) x 9'1" (2.77m)

Garden
Deposit £1557

Property brochure

Key Features

- Three bedrooms
- Small garden
- Double glazing
- Gas central heating
- Sought after location

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. LET0003884.2024|120/MDDP



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