



Oakwood homes®  
putting people first

## Property brochure



Margate Road, Ramsgate, Kent, CT12 6SJ

Rental PCM £1,150

2 Bedrooms

2 Receptions

1 Bathroom

1 Garage

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

828 Sq Ft

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

**The Property**

Detached bungalow close to Westwood Cross shopping centre! The bungalow has 2 double bedrooms, one of which at the back of the bungalow has an extra room which was formerly part of the garage and could be used as a dressing room or study. The lounge is at the front of the bungalow and the shower room and kitchen are at the back. The kitchen also has a sun room which has doors to the rear garden and to the side access. There is a driveway to the front with potential for much more off road parking, and the rear garden is fenced and enclosed. Call us today to book your viewing!

**Location**

Margate Road is a great location for easy access on foot to Westwood Cross shopping and leisure centre, and also close to schools in Ramsgate and Broadstairs. The loop bus route passes right by the front making it easy to get to all the Thanet towns.

**The Accommodation**

FRONT DOOR	
ENTRANCE HALLWAY	
Lounge:	15'7" (4.75m) x 11'9" (3.58m)
Bedroom:	13'2" (4.01m) x 9'9" (2.97m)
Bedroom:	11'2" (3.40m) x 10'6" (3.20m)
Dressing room / study:	7'6" (2.29m) x 5'8" (1.73m)
Shower room	
Kitchen:	11'5" (3.48m) x 9'0" (2.74m)
Sun room:	13'1" (3.99m) x 6'3" (1.91m)
OUTSIDE:	
Walled front garden	
Driveway	
Garage:	17'0" (5.18m) x 7'8" (2.34m)
Enclosed rear garden with side access	
HOLDING DEPOSIT £265	

**Property brochure**

**Key Features**

- Two bedroom detached bungalow
- Close to Westwood Cross shopping centre
- Well presented throughout
- Sun room and dressing room / office
- Driveway and garage

**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. LET0003858/20240502ABSM



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