



Oakwood homes®  
putting people first

## Property brochure



Alliss Gardens, Sandwich, Kent, CT13 0GQ

Rental PCM £1,550

3 Bedrooms

1 Receptions

2 Bathrooms

1 Garage

EPC B

Council Tax D



[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

968 Sq Ft

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

**The Property**

STUNNING THREE BEDROOM HOUSE IN SANDWICH! Oakwood Homes are delighted to bring to the market this beautiful new build property situated in the popular village of Sandwich. The property has been built to a very high standard benefiting from modern fixtures and fittings such as an electric car charging point, plug sockets with USB & smart phone charging points, gas central heating and double glazing. Internally you will find a modern fully fitted kitchen diner, a large separate lounge, a downstairs WC, and a good sized garden with side access from the car port. Upstairs you will find a stylish family bathroom, two double bedrooms and one large single bedroom with the master bedroom benefiting from a shower en suite and large fitted wardrobes. The property also comes with off street parking for two cars and a sheltered car port. Call Oakwood Homes for viewing details.

**Location**

One of the ancient Cinque Ports, this medieval gem of a town is a real treat for history lovers, with plenty of family activities nearby and picturesque walks along the canal. This lovely village has a quaint high street with local shops, cosy historic pubs and restaurants.

**The Accommodation**

Living Room:	5.213m (17'1") x 3.284m (10'9")
Kitchen/Dining Room:	2.960m (9'8") x 5.236m (17'2")
Bedroom 1:	3.476m (11'4") x 4.222m (13'10")
Bedroom 2:	3.036m (9'11") x 3.284m (10'9")
Bedroom 3:	2.063m (6'9") x 3.284m (10'9")
Bathroom:	2.06m (6'9") x 2.11m (6'11")
En suite	
Downstairs WC	

HOLDING DEPOSIT: £357.00

**Property brochure**

**Key Features**

- New build
- Three bedroom
- Modern
- Off street parking for 2 cars
- Car port & electric car charging point
- Stylish
- 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. LET0004004/20240508MDSM



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