



Oakwood homes<sup>®</sup>  
putting people first

## Property brochure



MOUNTFIELD WAY  
WESTGATE  
KENT  
CT8 8HR

Price: Starting bid: £190,000

3 Bedrooms

1 Reception

1 Bathroom

Off Street Parking

EPC C

Tenure FREEHOLD  
Council Tax B



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



01843 842233



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

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### The Property

FOR SALE BY MODERN METHOD OF AUCTION - starting bid price £190,000. A fantastic opportunity to purchase a chain free three bedroom end terrace house with a driveway, in popular Westgate. Could this be your next home, first time purchase or buy to let? Why not come and find out? Set on an excellent plot, with generous internal space, the property comprises a large lounge/diner in excess of 18' (5.49m), leading to a conservatory, a kitchen and downstairs W.C. On the first floor are three bedrooms, all good sizes, plus a family bathroom. The garden is perfect for a family. If you are looking for a house to put your stamp on, this could be the one. Call Oakwood homes and book your viewing!

### Location

Westgate on Sea remains today a stylish and elegant seaside town. It boasts two blue flag beaches, St Mildreds Bay and Westgate Bay, a range of beach facilities and of course those stunning Turner sunsets. At the heart of Westgate lies a small parade of independent shops some of which still possess the original Victorian canopied walkway. The mainline station provides access to London - approximately 1.5 hours travel time, and the remaining Thanet towns including fashionable Margate which is less than 2 miles walk along the seafront. Thanet has long been a tourist destination and therefore a variety of recreational facilities are on hand including various water sports, a number of golf courses and stunning coastal and marshland walks. Westwood Cross provides further shopping and leisure opportunities whilst approximately 14 miles distant lays the historic cathedral city of Canterbury.

### Accommodation

#### GROUND FLOOR

Entrance Hall

W.C

Kitchen

9'7" (2.92m) x 7'7" (2.31m)

Lounge/diner

18'10" (5.74m) x 16'6" (5.03m)

Conservatory

13'5" (4.09m) x 8' (2.44m)

#### FIRST FLOOR

Bedroom 1

14' (4.27m) x 9'7" (2.92m)

Bedroom 2

13'2" (4.01m) x 8'4" (2.54m)

Bedroom 3

6'7" (2.01m) x 8'3" (2.51m)

Bathroom

6'7" (2.01m) x 6'6" (1.98m)

#### OUTSIDE

Garden to front. Rear garden laid mainly to lawn with a patio area. Timber shed for storage.

Driveway for parking

The vendor has been unable to confirm whether broadband is available at the property



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### **Auctioneer Comments**

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### **Referral Arrangements**

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



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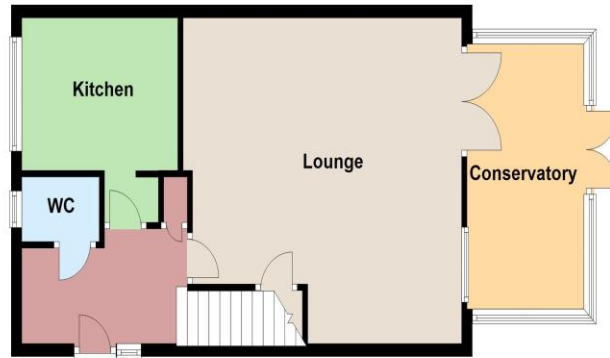
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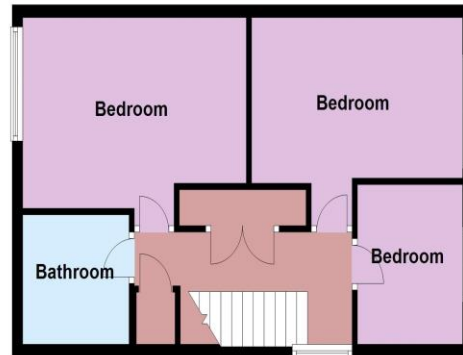


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Ground Floor



First Floor



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## Property brochure

### Key Features

- For sale by modern method of auction
- Buyers fees apply
- Starting bid £190,000
- Available to mortgage and cash buyers
- Fabulous three bedroom family home
- Driveway for parking
- Schools nearby
- A nice project to get you on the property ladder
- Ideal buy to let

### 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. **BIR0023358/**



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