



Oakwood homes®
putting people first


Property brochure



Sowell Street, Broadstairs, Kent, CT10 2AU
Rental PCM £2,500

5 Bedrooms
1 Reception
2 Bathroom
Off Street Parking
EPC B
Council Tax F

 lettings@oakwoodhomes.biz

 01843 222700

 www.oakwoodhomes.biz



Oakwood homes®
putting people first

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

1231 Sq Ft

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

The Property

WONDERFUL LOCATION IN POPULAR BROADSTAIRS! We are delighted to bring to market this new build detached home set in a convenient spot for the town and local schools, which offer 5 bedrooms and arranged over 3 floors with parking for 2 cars. The bright accommodation offers a living room, kitchen/diner, cloakroom, 2 bathrooms and 5 bedrooms, plus a 55' (16.76m) rear garden and the benefit of smart technology throughout. A real gem - not to be missed! Ready for occupation now.

Location

The Jewel in Thanet's crown, Broadstairs is nestled on the eastern most tip of Thanet. Recognised as one of the UK's most desirable coastal towns it combines elegant charm and bustling energy in equal measure. A thriving and diverse town centre, sandy beaches, an artisan feel and strong schools makes this an ideal place to reside. The property is in the catchment area of Callis Grange School and Palm Bay School. Serviced by a mainline railway connection to London (approximate travel time 80 minutes) and main road connections to Canterbury and beyond this elegant seaside resort is well suited to the commuter as well.

The Accommodation

Entrance via double glazed front door to:

Hallway: Stairs to first floor with storage cupboard under.
 Cloakroom: WC and wash basin
 Living room: 18' (5.49m) x 9'6" (2.90m) Double aspect with French doors to garden
 Kitchen / Diner: 18' (5.49m) x 9'6" (2.90m) Well equipped with modern units and appliances
 First floor: Stairs to second floor with glazed panels
 Bedroom 1: 12'8" (3.86m) x 9'6" (2.90m)
 En-suite: Shower, wash basin and WC
 Bedroom 2: 9'6" (2.90m) x 9' (2.74m)
 Bedroom 3: 9'6" (2.90m) x 7'6" (2.29m)
 Bathroom: White 3 piece suite with shower
 Second Floor: Attractive full height atrium window
 Bedroom 4: 13'4" (4.06m) 12'2" (3.71m) Storage cupboard
 Bedroom 5: 12'2 x 9'6" (2.90m) Built in boiler cupboard
 Outside: Attractive gardens approximately 55ft wide with patio area and side access.
 Parking for 2 cars to the front

DEPOSIT - £2,307

Property brochure

Key Features

- 5 beds 2 baths
- Fully fitted kitchen
- Parking for 2 cars
- Sunny gardens
- Double glazed
- Central heating
- Smart technology
- UNFURNISHED

Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



lettings@oakwoodhomes.biz

Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. LER0003956/MSSM20240605

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



01843 222700



www.oakwoodhomes.biz