



Oakwood homes®  
putting people first

## Property brochure



Lyons Mews, Foads Lane, Cliffsend, Kent, CT12 5JP

Rental PCM £2,200

3 Bedrooms

1 Reception

2 Bathrooms

Off street parking

EPC TBC

Council Tax TBC



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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

Sq Ft

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

## The Property

Step into luxury living with this newly built detached house, boasting a spacious entrance hall that sets the tone for elegance and comfort. This stunning property features three double bedrooms, offering a versatile layout to suit your lifestyle. On the ground floor, two bedrooms await, with one showcasing built-in wardrobes and a modern walk-in shower ensuite. The third bedroom provides flexibility, serving as a large separate lounge if desired. The master bedroom, located upstairs, exudes sophistication with a large statement window and an ensuite bathroom featuring a lavish free-standing bath. The heart of the home is the expansive open plan living area, characterized by vaulted ceilings and exposed wooden beams, seamlessly blending a modern fitted kitchen with a spacious living area. A study or storage room adds practicality, while a utility room with a downstairs toilet enhances convenience. Outside, a large wrap-around garden beckons, complete with a dedicated gardener to ensure its upkeep. Enjoy the comfort of under floor heating downstairs and the privacy provided by shutter blinds being fitted to the front windows. Parking is available for two cars, with the added security and convenience of an electric gate at the entrance. Don't miss the opportunity to make this luxurious property your new home. Schedule a viewing today!

## Location

Cliffsend Ramsgate - With Pegwell Bay Country Park and National Nature Reserve minutes from home it means you can open your door and walk into a landscape of chalk cliffs, saltmarsh and sand dunes in Kent Wildlife Trust's largest reserve, with its new coastal path. The new Thanet Parkway train station is situated close by and offers access to London and the wider Kent area via mainline and high speed services. Close to Ramsgate central with its beautiful harbour, this town has so much to offer with its 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

Open Plan Kitchen lounge diner:	25'03" (7.70m) X 15'03" (4.65m)
Utility Room & WC:	5'09" (1.75m) X 5'10" (1.78m)
Bedroom One/Lounge:	13'04" (4.06m) X 17'08" (5.38m)
Large Open Hall	
Office space/storage room:	6'02" (1.88m) X 6'00" (1.83m)
Bedroom Two (with fitted Wardrobes):	11'03" (3.43m) X 4'09" (1.45m)
En suite (walk in shower):	6'02" (1.88m) X 8'00" (2.44m)
Bedroom Three:	22'09" (6.93m) X 18'10" (5.74m)
En suite (with free standing bath):	7'05" (2.26m) X 11'10" (3.61m)

Holding deposit: £507.00

## Property brochure

### Key Features

- Three bedroom
- Stunning New build
- Large Wrap Around Garden
- Fitted Modern Kitchen
- Under floor heating (downstairs)
- Spacious
- Study Room
- Close to Thanet Parkway Station
- Off Street Parking
- Gated 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. LER0004468/MDSM20240612



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