



Oakwood homes®  
putting people first

## Property brochure



Margate Hill, Acol, Birchington, CT7 0HU

Rental PCM £1,050

2 Bedrooms

1 Reception

1 Bathroom

EPC D

Council Tax B



[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

0 Sq Ft

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

## The Property

Welcome to your new home in the charming village of Acol! This newly refurbished, semi-detached cottage is the perfect blend of modern amenities and cozy charm. As you step inside, you will be greeted by a newly fitted modern kitchen, perfect for whipping up delicious meals. The large through lounge/diner boasts a beautiful feature fireplace, creating a warm and inviting atmosphere for relaxing or entertaining guests. Step outside to the good-sized garden, accessible from both the rear of the building and the side gate, providing a peaceful outdoor space to enjoy. Upstairs, you will find two double bedrooms and a modern family bathroom with a shower over the bath, offering comfort and convenience. This property also comes with an allocated parking space, ensuring you always have a convenient place to park. With gas central heating and double glazing, you can stay cozy and warm throughout the year. The full re-dec and new flooring throughout add a fresh and modern touch to this lovely cottage. Don't miss out on the opportunity to make this beautiful property your home sweet home in the picturesque village of Acol. Contact us today to schedule a viewing!

## Location

Acol is a sought after village and one of the smallest communities in Kent situated close to Manston and Birchington where there are a wealth of shops, cafes and bars/bistros, main line rail connections to London and close to the Thanet Way commuting is an easy option.

## The Accommodation

Kitchen	13'11" (4.24m) X 7'08" (2.34m)
Dining Room	12'01" (3.68m) X 11'03" (3.43m)
Lounge	11'11" (3.63m) X 11'02" (3.40m)
Bedroom	8'05" (2.57m) X 11'00" (3.35m)
Bedroom Two	11'02" (3.40m) X 11'06" (3.51m)
Bathroom	11'00" (3.35m) X 5'04" (1.63m)

Holding Deposit: £242

## Property brochure

### Key Features

- Two Bedroom Cottage
- Two Reception Rooms
- Semi Detached
- Garden
- Off Street Parking
- Rural Setting
- Fully refurbished
- GCH & DG

## 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. LET0004480/241003MDCW



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