



Oakwood homes®
putting people first

Property brochure



Cheney Road, Minster, Kent, CT12 4BG

Rental PCM £1,175

2 Bedrooms

1 Reception

1 Bathroom

EPC C

Council Tax B



lettings@oakwoodhomes.biz



01843 222700



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

678 Sq Ft

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

The Property

TWO BEDROOM PART FURNISHED HOUSE TO RENT! Discover the charm of village living in this modern coach house style property, ideally located in the beautiful village of Minster on the Cheney Road development. This part-furnished home offers a perfect blend of comfort and contemporary design, making it an ideal choice for professionals or small families. As you enter, you will ascend a flight of stairs leading to a spacious through lounge and dining area, finished to a high standard. This bright and airy space provides ample room for a dining table and a large sofa, creating an inviting atmosphere for both relaxation and entertaining. The separate modern kitchen is well equipped, making meal preparation a delight. The property features two generously sized double bedrooms, providing plenty of space for rest and relaxation. A stylish family bathroom completes the interior, offering both functionality and elegance. Additional benefits include an allocated parking space for your convenience, access to a communal garden for outdoor enjoyment, gas central heating for year round comfort, and double glazing to enhance energy efficiency. Don't miss the opportunity to make this lovely home yours. For inquiries and viewings, please contact Oakwood homes to experience the best of village life in Minster today!

Location

A thriving village community lies at the heart of the historic village of Minster in Thanet. At the very centre of the village is the monastery, founded in the 7th century and with the existing buildings dating back in part to 1027 to which both occasional and regular visitors are welcomed. Minster itself provides a range of local shopping, dining and recreational facilities, a village school and a mainline railway connection to London (approximate travel time 75 minutes).

The Accommodation

Lounge	10'10" (3.30m) x 19'03" (5.87m)
Kitchen	9'04" (2.84m) x 10'08" (3.25m)
Bathroom	6'11" (2.11m) x 6'03" (1.91m)
Bedroom 1	9'02" (2.79m) x 13'03" (4.04m)
Bedroom 2	9'07" (2.92m) x 9'10" (3.00m)
Holding Deposit:	£271

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Key Features

- Two bedroom
- Modern
- Spacious
- Parking
- Storage unit in Garden
- Communal garden
- Part furnished
- GCH & DG

Need a mortgage..?

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

0800 035 0353



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