



Oakwood homes®  
putting people first

## Property brochure



Canterbury Road, Brooksend, Birchington, Kent, CT7  
OJW

Rental PCM £1,850

4 Bedrooms

1 Reception

2 Bathrooms

EPC C

Council Tax E



[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

1280 Sq Ft

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**The Property**

This unique 4 bedroom detached house is located in a semi-rural setting off Canterbury Road, Brooksend, Birchington. The property offers ample off street parking to the front and a large enclosed south facing garden at the rear. The ground floor has a spacious open- plan kitchen and dining area with sliding patio door to the garden , perfect for outdoor entertaining. Two well- sized bedrooms and a modern bathroom leading off the hall complete the downstairs accommodation. Upstairs to a generously sized,very light sitting room with vaulted ceiling with exposed beams, a sliding patio door opens on to the wooden balcony which overlooks the garden. Two further bedrooms and a shower room lead of a small landing. The entire property has been beautifully decorated and finished to a high standard , with recently installed ,all A rated, gas combi boiler and UPVC double glazed windows and patio doors.

**Location**

Brooksend is located close to the large village of Birchington-on-sea with good amenities , shops and the popular sandy beach at Minnis Bay which is on Thanet's 32 mile Viking coastal trail for walkers and cyclists. Margate is 5 miles and Canterbury 10 miles . Half hourly bus services in both directions from Brooksend.

**The Accommodation**

**GROUND FLOOR**

Kitchen/Dining Area	17'06" (5.33m) x 16'10" (5.13m)
Bathroom	6'10" (2.08m) x 5'10" (1.78m)
Bedroom	9'09" (2.97m) x 10'05" (3.17m)
Bedroom	9'08" (2.95m) x 8'11" (2.72m)

**FIRST FLOOR**

Lounge	17'00" (5.18m) x 17'06" (5.33m)
Bedroom	10'07" (3.23m) x 8'11" (2.72m)
Bedroom	10'07" (3.23m) x 10'04" (3.15m)
Shower Room	7'01" (2.16m) x 5'10" (1.78m)

HOLDING DEPOSIT £426

**Property brochure**

**Key Features**

- Detached family home
- Spacious kitchen & dining area
- Upstairs large sitting room leading onto Balcony
- Bathroom and shower room
- Off street parking
- Large enclosed

**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. LER0004597/241017ABCW



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