



Oakwood homes®
putting people first

Property brochure



St Benets Rd, Westgate-on-Sea, Kent, CT8 8DX

Rental PCM £1,275

2 Bedrooms

2 Receptions

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

796 Sq Ft

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

The Property

Discover this delightful two-bedroom terraced house located in the highly sought-after area of Westgate. This property offers a fantastic living space, perfect for families or professionals alike. Internally, you will find a spacious separate lounge, a dining room, and a well-appointed separate kitchen. To the rear, enjoy a large sunny garden, ideal for outdoor relaxation and gatherings. Upstairs, the property features two good sized bedrooms, along with a family bathroom,. The house will also undergo a full redecoration and new flooring throughout, giving it a fresh and modern feel. Additional benefits include double-glazed windows and gas central heating, ensuring warmth and energy efficiency. Situated in a desirable location, this property is close to local schools and offers excellent transport links, making it an ideal choice for those looking to enjoy the best of Westgate living. Don't miss out on this wonderful opportunity! Contact us today to arrange a viewing.

Location

Westgate-on-Sea has been a popular seaside destination since the Victorian times with its beautiful sandy beaches and canopied shopping area. Enjoying many cafes, restaurants and bars, a mainline railway station and its own cinema it is a sought after location for all age ranges

The Accommodation

GROUND FLOOR

Dining Room	9'11" (3.02m) x 14'1" (4.29m)
Living Room	25' (7.62m) x 9'10" (3.00m)
Kitchen	6'1" (1.85m) x 10'5" (3.18m)

FIRST FLOOR

Bedroom 1	14'1" (4.29m) x 9'11" (3.02m)
Bedroom 2	9'1" (2.77m) x 10'7" (3.23m)
Bathroom	10'6" (3.20m) x 5'11" (1.80m)

Holding Deposit: £294.00

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Key Features

- Spacious
- Two bedroom
- Two reception rooms
- Sought after location
- Undergoing a full Re-dec
- New flooring to be laid throughout
- DG & GCH

Need a mortgage..?

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

0800 035 0353



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