



Oakwood homes®
putting people first

Property brochure



SnapEdit



The Length, St Nicholas At Wade, Kent, CT7 0PS

Rental PCM £2,200

5 Bedrooms

2 Receptions

2 Bathrooms

Garage

EPC E

Council Tax D



lettings@oakwoodhomes.biz



01843 222700



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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

1323 Sq Ft

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

The Property

Nestled in the picturesque village of St. Nicholas at Wade, this spacious and characterful 5 bedroom cottage offers the perfect blend of countryside charm and modern comfort. Set within beautifully maintained gardens, the property provides a serene retreat while being conveniently located just a short drive from local amenities, beaches, and transport links. Upon entering the cottage, you are welcomed by a warm and inviting atmosphere, with original features including exposed beams, a stone fireplace, and traditional wooden floors. The expansive living room is the heart of the home, offering plenty of space for both relaxation and entertaining. The kitchen features ample cabinetry, modern appliances, and a large central island. Adjoining the kitchen is a charming dining area, with views over the garden, providing a lovely space for meals with family and friends. The master suite includes an en-suite bathroom and is filled with natural light. Outside, the expansive gardens offer beautifully manicured lawn, mature trees, and a large patio. The property also includes a detached garage and ample off-road parking. A rare find in this sought-after location, this charming 5 bedroom cottage offers the ideal family home in one of Kent's most desirable villages.

Location

St Nicholas at Wade is a small village located just off the Thanet way with ideal road links in and out of Thanet. Offering a post office/general stores, two pubs, church and village hall it epitomises idyllic village life. This delightful cottage combines countryside living with easy access to nearby towns such as Birchington and Margate.

The Accommodation

Bedroom 1	11'1" (3.38m) x 11'10" (3.61m)
Reception Room	9'9" (2.97m) x 12'3" (3.73m)
Lounge	12' (3.66m) x 12'3" (3.73m)
Kitchen	12' (3.66m) x 14'2" (4.32m)
Shower room	6'7" (2.01m) x 5'10" (1.78m)
Reception Room	14' (4.27m) x 12' (3.66m)
Bathroom	5'9" (1.75m) x 6'10" (2.08m)
Office/study	7' (2.13m) x 6'3" (1.91m)
Bedroom 2	10' (3.05m) x 9'11" (3.02m)
Bedroom 3	13'5" (4.09m) x 10'3" (3.12m)

HOLDING DEPOSIT - £507

Property brochure

Key Features

- Large 5 bedrooms
- Cottage
- Furnished/unfurnished
- Available Now!
- Original features

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. LER0004628/2024 | I06/MDDP



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