



Oakwood homes®
putting people first

Property brochure



Earlsmead Crescent, Cliffsend, Ramsgate, Kent, CT12 5LQ

Rental PCM £1,500

3 Bedrooms

1 Reception

1 Bathroom

1 Garage

EPC C

Council Tax D



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

925 Sq Ft

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

The Property

STUNNING THREE BEDROOM HOUSE IN CLIFFSEND Welcome to this stunning property in sought-after Cliffsend! This beautiful three-bedroom detached house offers a modern and spacious living experience. On the ground floor, you'll find a large open plan lounge with French doors leading out to the sunny rear garden, perfect for enjoying the outdoors. The separate modern kitchen also provides access to the garden, making it ideal for entertaining guests or relaxing with family. Upstairs, you'll discover three bedrooms, including two good-sized doubles and a single room. The stylish newly refurbished bathroom features a shower over the bath, adding a touch of luxury to your daily routine. Additional benefits of this property include gas central heating, double glazing for energy efficiency, a driveway for convenient parking, and a garage for extra storage space. Don't miss out on this opportunity to make this house your home! Contact us today to schedule a viewing.

Location

Situated in Earlsmead Crescent in Cliffsend, a popular area to the west of Ramsgate. Cliffsend itself offers great sea side walks including Pegwell Nature Reserve, and towards Ramsgate. Ramsgate itself is 3.7 miles distant and offers many shops in the town, plus popular cafes and bars along the sea front overlooking the famous Royal Harbour. Thanet Parkway Station is a 20 minute walk away offering fast links into London, ideal for commuting.

The Accommodation

Lounge	19'06" (5.94m) X 23'07" (7.19m)
Kitchen	11'10" (3.61m) X 9'04" (2.84m)
W/C	
Master Bedroom	11'11" (3.63m) X 12'00" (3.66m)
Bedroom Two	7'05" (2.26m) X 8'10" (2.69m)
Bedroom Three	11'10" (3.61m) X 9'00" (2.74m)
Bathroom	9'01" (2.77m) X 7'04" (2.24m)

Holding Deposit: £346.00

Property brochure

Key Features

- Three bedroom
- Detached house
- Garden
- Off street parking
- Garage
- Sought after location
- Modern

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. LER0004594/20241119/MDDP



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