



Oakwood homes<sup>®</sup>  
putting people first

## Property brochure



VINCENT FARM COURTYARD  
MANSTON  
MARGATE  
KENT  
CT9 4FB

Price: £325,000

3 Bedrooms

2 Receptions

1 Bathroom

Allocated Paking

EPC D

Tenure FREEHOLD  
Council Tax D



[margate@oakwoodhomes.biz](mailto:margate@oakwoodhomes.biz)



01843 221133



[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

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### The Property

SET IN A SEMI RURAL LOCATION WE ARE PLEASED TO OFFER THIS 3/4 BEDROOM FAMILY HOME SET IN A COURTYARD DEVELOPMENT! Early viewing is a must to appreciate the size of this family home which is well located for all the Thanet towns as well as Westwood Cross. The flexible accommodation consists of a large open plan living room/kitchen, a cloakroom and bedroom/lounge on the ground floor, with three bedrooms and a family bathroom on the first floor. To the front is a low maintenance garden that's paved plus has artificial lawn. We are advised there is a parking space with the property. The fitted kitchen benefits from integrated appliances. No Chain!

### Location

Located in a courtyard development on the outskirts of Manston with easy access to all the Thanet towns. Thanet boast stunning beaches, as well as schools, shops, bars and restaurants along with Mainline stations. The Westwood Cross shopping and leisure site is also close by.

### Accommodation

Double glazed entrance door to:-

Entrance Hall

Cloakroom

Open Plan Living Room/Kitchen 17'5" (5.31m) x 16'8" (5.08m).

Living Room/ Bedroom 17'5" (5.31m) x 11'0" (3.35m).

FIRST FLOOR

Landing With access to loft space.

Bedroom 1 17'4" (5.28m) x 11'0" (3.35m) max.

Bedroom 2 17'3" (5.26m) x 10'9" (3.28m).

Bedroom 3 10'0" (3.05m) x 5'8" (1.73m).

Bathroom

OUTSIDE

Paved area to front with artificial lawn and path to front door.

We are advised the property comes with a parking space.

The development has cesspit drainage and costs £28.50 per property every 6 months to empty

Internet access is serviced via ADSL connection



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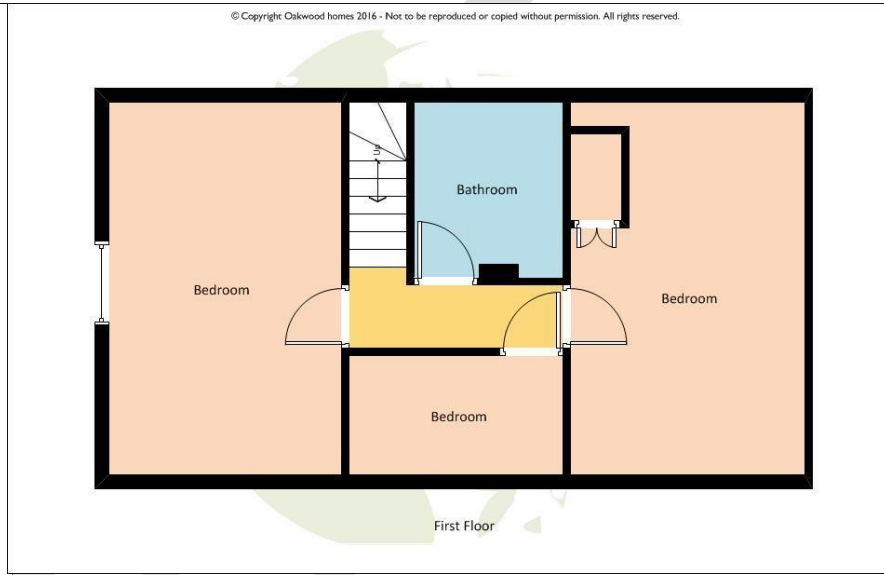
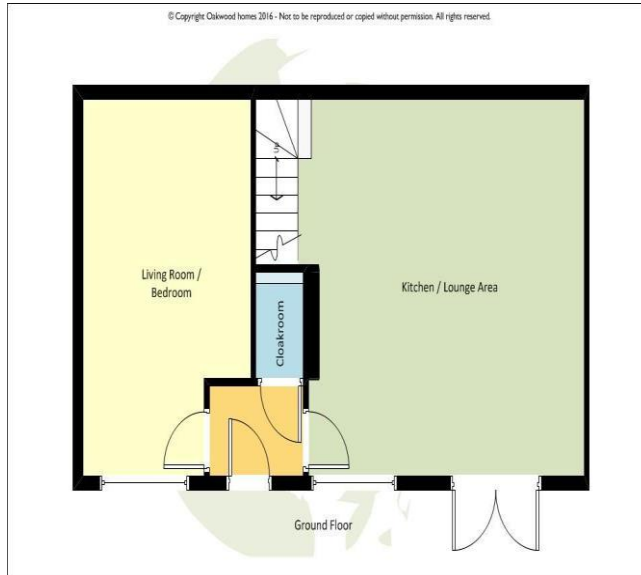


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### Key Features

- Semi detached family home
- 3/4 bedrooms
- Open plan living room/kitchen
- Integrated appliances
- Sitting room/bedroom 4
- Cloakroom
- Family bathroom
- Low maintenance front garden
- Parking space
- No Chain



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. MAR0020510/20240912/DGDP



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