



The Bakehouse, 13b Oxford Street, Whitstable, CT5 1DB
£950 Per month



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A well-presented unique detached property hidden away from the road. It is situated within easy walking distance of the station, seafront and harbour with easy access to all the shops and restaurants. This modern property features an open-plan kitchen, living, and dining space, creating a bright and functional layout ideal for a single professional or couple. This includes a comfortable double bedroom and a stylish shower room. With an EPC rating of C and Council Tax Band B, this home offers energy efficiency and manageable running costs. Featuring a separate utility room with ample storage for convenience.

Rent £950 pcm
Deposit £1096
Refundable holding fee £235

* Deposits will be lodged via TDS Custodial - Information relating to this can be seen below:
<https://custodial.tenancydepositscheme.com/tenants/>
* Should you wish to apply for this property, complete the application form link below:
<https://www.zesthomes.uk/rental-application/>

Description

EPC rating: C for energy efficiency

Council Tax Band B

Floorplan Clause-

Please Note: Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to give a clearer representation of usable space.

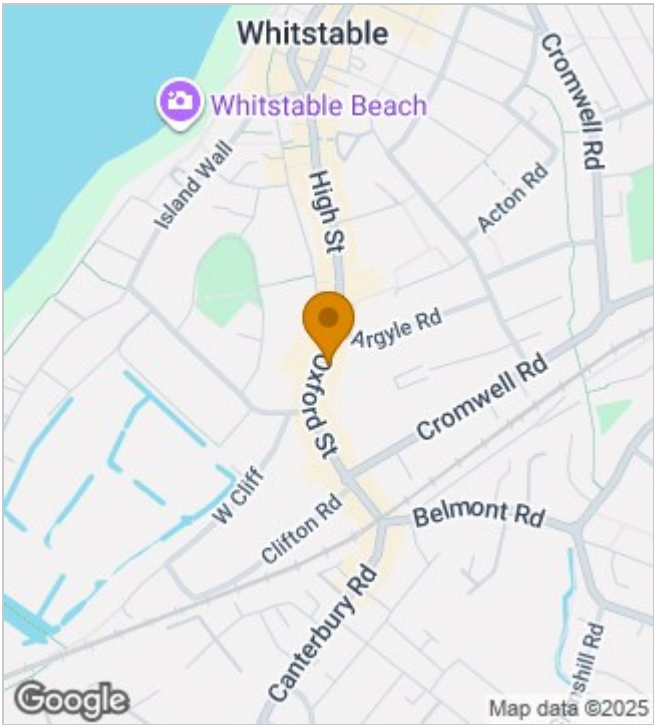
Location

Whitstable is a charming and vibrant seaside town on the north coast of Kent, renowned for its maritime history, fresh seafood, and artistic community. Famed for its oysters, quaint harbour, and pebble beaches, Whitstable offers a unique blend of coastal charm and modern convenience. The town features an array of independent shops, galleries, cafés, and sea-view pubs, making it a popular destination for both visitors and residents. With excellent transport links to London, highly-rated schools, and a strong sense of community, Whitstable is an ideal place for relaxed coastal living without compromising on connectivity or culture.

Agents Notes:

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement before a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate, cannot be relied upon, and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment, or appliances, and it is, therefore, the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only, and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details.
5. Zest Homes holds the copyright to all advertising material used to market this property.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.





Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 93 |
| (81-91) B | | |
| (69-80) C | 74 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

190 High Street, Herne Bay, Kent, CT6 5AP
Tel: 01227 949291 | Email: sales@zesthomes.uk
www.zesthomes.uk

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