



£1,295 PCM

10, THE FIRS WEST HILL ROAD, RYDE, ISLE OF WIGHT, PO33 1FN



Seafields



LOVELY TRANQUIL CUL-DE-SAC AN EASY WALK TO SEA FRONT AND TOWN!

An impressive 3 storey, semi-detached house set within a select cul-de-sac of 13 other similar homes - offering spacious and light accommodation throughout. The ground floor comprises a fully fitted kitchen, large sitting/dining room and downstairs w.c. The upper floors offer 3 DOUBLE BEDROOMS and 2 modern bath/shower rooms (the master suite occupying the entire top floor). Further benefits include GAS CENTRAL HEATING, double glazing, a small enclosed GARDEN and a PARKING BAY. Just a short stroll to the sea front, town centre and Island/mainland transport links, this home is well worth a visit!

Available: Mid September \* Deposit: £1490 \* Council Tax Band: D \* EPC: B \* Unfurnished

ENTRANCE HALL:

Entrance hall with doors to Sitting Room, Kitchen and downstairs Cloakroom/WC. Stairs leading to upper floors.

SITTING ROOM: 4.75m x 4.06m(max) (15'07 x 13'04(max) )

Large, dual aspect reception room with double glazed French doors to the decked area of the garden. Radiator and UPVC double glazed windows.

KITCHEN: 3.56m x 1.88m (11'08 x 6'02)

A separate bright fitted kitchen comprising modern range of integrated oven, gas hob, fridge/freezer and space for washing machine. Neutral floor and wall tiles compliment the wooden work tops and white cupboards. Double glazed UPVC windows.

DOWNSTAIRS W.C: 1.93m x 0.89m (6'04 x 2'11)

Comprising white suite of low level w.c. and wash hand basin. Double glazed window.

FIRST FLOOR LANDING:

Doors to Bedrooms 2 and 3 plus the family Bathroom. Stairs to Second Floor.

BEDROOM 2: 4.06m x 2.87m (13'04 x 9'05)

Double bedroom with two UPVC double glazed windows to front. Build in wardrobe. Neutral carpets and radiator.

BEDROOM 3: 3.38m x 2.44m (11'01 x 8'0)

Double bedroom with double glazed UPVC window to rear. Built in double wardrobe.. Neutral carpet. Radiator.

FAMILY BATHROOM: 2.21m x 1.88m (7'03 x 6'02)

White bathroom suite comprising low level w.c, wash hand basin and bath with shower over. Shower curtain. Heated towel rail. Extractor.

SECOND FLOOR LANDING:

Door to storage cupboard and master bedroom.

BEDROOM 1 & ENSUITE: 3.51m (4.32m into bay) x 2.92m (11'06 (14'02 into bay) x 9'07 )

Large double bedroom with dormer window to front. Carpeted flooring and radiator. Door to:

Ensuite: Comprising suite of shower cubicle, low level w.c. and wash hand basin. Heated towel rail. Tiled flooring. Velux window.

GARDEN:

Decked area to rear of property, leading to lower end of garden.

PARKING:

Off road private parking for two vehicles, plus space for 1 vehicle in communal residents' car park.

TENANTS PERMITTED FEES:

LETTING FEES in accordance with the Tenant Fees Act 2019 (inclusive of VAT)

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to Seafields Estates Limited 'The Agent'): Holding Deposit: Equivalent to 1 week's rent (Calculation: Rent x 12 divide by 52 rounded down to nearest £1) Deposit: Equivalent to 5 weeks' rent (as above). Any changes to the tenancy agreement at tenants request, £50 per change; Key replacement if lost. Tenant's request for early termination of tenancy. During the tenancy (payable to the provider) if permitted and applicable: Utilities: gas, electricity, water; Communications: telephone and broadband; Installation of cable/satellite; Television licence; Council Tax.

