



£1,300 Per Month  
124 BINSTED LODGE ROAD, BINSTED, PO33 3UB



## IDEAL FAMILY HOME!

Situated in **BINSTEAD**, this family home is close to Binstead convenience store and amenities as well as Ryde Town with its good transport links. This unfurnished **END OF TERRACE** house is certainly worth a visit! The accommodation comprises a sitting room, separate fitted kitchen plus **3 BEDROOMS** and a first floor bathroom. Benefits include gas central heating, double glazing, a good sized, low maintenance **REAR GARDEN** plus off-road **PARKING** and **GARAGE**.

**Available: May Deposit: £1500 \* Council Tax Band: C \* EPC Rating: D**

### ENTRANCE HALL:

White UPVC glazed door, leading to hallway with radiator and wood effect flooring. Doors to:

### SITTING ROOM: 3.96m x 4.01m (13'00 x 13'02)

Well proportioned newly painted sitting room with double glazed bay window to front. Wood laminate flooring. Radiator.

### KITCHEN/DINER: 5.05m x 2.84m (16'07 x 9'04)

Newly painted room comprising good range of taupe coloured high gloss wall and base units with contrasting black work tops and brick effect splash back, stainless steel 1 1/2 sink, extractor hood, gas hob and electric oven, built in fridge freezer and dishwasher and space for washing machine. Space for a table and chairs and understairs storage cupboard. Wood effect flooring, radiator and patio doors leading to the rear garden.

### BEDROOM 1: 3.45m x 2.79m (11'04 x 9'02)

Carpeted double bedroom with window to front. Radiator.

### BEDROOM 2: 3.43m x 2.90m narrowing to 2.03m (11'03 x 9'06 narrowing to 6'08)

Carpeted double bedroom with window to rear. Radiator.

### BEDROOM 3: 2.51m x 2.03m (8'03 x 6'08)

Single bedroom with window to front. Radiator. Built in wooden bed frame.

### BATHROOM:

White bathroom suite comprising bath with shower over, wash hand basin and low level w.c. Tiled flooring. Radiator. Window to rear.

### GARDEN:

A well proportioned low maintenance enclosed garden with elevated sun deck plus steps down to gravelled garden. Gated access to rear.

### GARAGE AND PARKING:

Garage to the rear of the property with parking space to the front

### TENANTS PERMITTED FEES

LETTINGS 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)

During the tenancy (payable to the Agent):

Changes to tenancy agreement at tenants' request, £50 per change. Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s).

Tenant's request for the early termination of the tenancy agreement: Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. During the tenancy (payable to the provider) if permitted and applicable

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Seafields Estates Limited is a member of (a) Propertymark Client Money Protection Scheme; (b) The Property Ombudsman

