



£1,025 PCM  
2 APPLBY FARM, MARLBOROUGH ROAD, RYDE, PO33 1AA



## DELIGHTFUL HOME WITHIN ENVIABLE, TRANQUIL SETTING!

Nestled within the original Appley Farm on the outskirts of Ryde and within easy walking distance of the beach, local convenience stores and regular bus routes, this delightful 2 BEDROOM, 2 bath/shower mid-terraced home offers such comfortable and smart living accommodation. Freshly re-decorated and re-carpeted throughout, the well proportioned accommodation comprises a large welcoming hallway, spacious sitting room, modern fitted kitchen and a large wet room on the ground floor. Upstairs there are 2 generous double bedrooms and a bathroom. Outside, the property benefits from a private enclosed southerly REAR GARDEN, ideal for relaxing and enjoying the sunshine. Further advantages include one allocated PARKING SPACE, additional visitor parking, gas central heating, and double glazing throughout.

Available: NOW \* Deposit: £1180 \* Council Tax Band: C \* EPC: C

### ACCOMMODATION:

Partially glazed entrance door to:

**ENTRANCE HALL:** 4.65m x 3.25m (15'03 x 10'08)

Spacious hallway with laminate wood effect flooring. Newly carpeted stairs to first floor. Doors to:

**SITTING ROOM:** 5.74m x 3.89m (18'10 x 12'09)

Well proportioned carpeted sitting room with double glazed French doors opening to garden. Double glazed window to rear. Radiators x 2. Ceiling lights x 2.

**KITCHEN:** 4.65m x 2.34m (15'03 x 7'08)

White farmhouse style kitchen comprising a range of cupboard and drawer units with light oak effect worksurfaces over. Inset stainless steel sink and drainer unit with mixer tap. Tiled splashbacks. Integrated appliances include electric oven, 4 ring gas hob with extractor over. Space and plumbing for washing machine. Space for fridge/freezer. Wall mounted Vaillant boiler. Double glazed window to front. Laminate wood effect flooring. Spotlights. Radiator.

**WET ROOM:** 1.57m x 1.75m (5'02 x 5'09)

Fully tiled wet room with suite comprising electric shower with shower chair, wash hand basin and low level w.c. Obscured double glazed window to front. Radiator. Extractor fan. Ceiling light. Mirror.

### LANDING:

Doors to:

**BEDROOM 1:** 4.09m x 3.58m (13'05 x 11'09)

Double room with vaulted ceiling. Velux window to front. Built-in double wardrobe. Carpeted flooring. Radiator. Ceiling light.

**BEDROOM 2:** 3.40m x 3.63m (11'02 x 11'11)

A second double room with vaulted ceiling. Velux window to rear. Built-in wardrobe. Carpeted flooring. Radiator. Ceiling light.

**BATHROOM:** 2.21m x 2.57m (7'03 x 8'05)

Suite comprising a bath with shower over, wash hand basin and low level w.c. Velux window to rear. Vinyl flooring. Extractor fan. Spotlights.

### GARDEN:

South-facing enclosed rear garden, partially laid to lawn with patio seating area. Shrub borders. Wooden storage container. Retractable washing line. Gate giving access to pathway.

### PERMITTED TENANTS' 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)

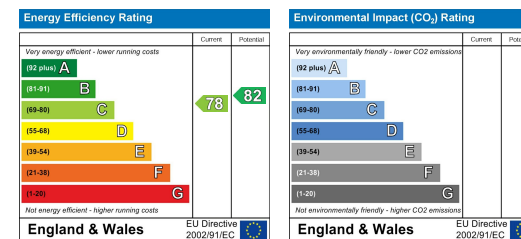
Deposit: Equivalent to 5 weeks' rent (as above)

Any changes to the tenancy agreement at tenants request, to include adding pet (with written permission): £50 per change; Key replacement if lost

Tenant's request for the early termination of the tenancy agreement:

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



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