



 Seafields



£995 PCM

2 PLAS-YN-DRE RYDE ROAD, SEAVIEW, ISLE OF WIGHT, PO34 5AB



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## SUPERBLY PROPORTIONED APARTMENT WITH PRIVATE GARDEN AND PARKING!

A fully redecorated very large GROUND FLOOR residence offering 2 DOUBLE BEDROOMS plus a study. Further accommodation includes a charming sitting room and large kitchen/diner, plus bathroom and an additional shower/utility room. Further benefits include GAS CENTRAL HEATING, attractive private GARDEN and a PARKING space. Located a short walk away from the village centre, amenities and wonderful beaches, the property is also a pleasant sea front walk to Ryde town (or less than 10 minutes' drive).

Available: 6th April \* Deposit: £1145 \* Council Tax Band: C \* EPC: D

### ACCOMMODATION:

Large well maintained ground floor accommodation with private garden.

### ENTRANCE:

Front door to communal hallway (shared with first floor apartment) with tiled floor. Private door to:

### HALLWAY:

Carpeted hallway with freshly painted walls. Large under stairs storage cupboard. Doors to:

### SITTING ROOM: 4.22m x 3.91m (13'10 x 12'10)

Bright, airy reception room with attractive wood fireplace surround and doors to the side patio. Recessed built-in shelves and cupboard. Large radiator. Door to:

### KITCHEN/DINER: 4.29m x 3.45m (14'1 x 11'4)

Spacious kitchen/diner with newly laid floor kitchen units with contrasting wooden work surfaces and inset sink unit. Freestanding electric cooker, and space for dishwasher, fridge/freezer and dining table & chairs. Window and door to side garden.

### BEDROOM 1: 4.34m x 3.58m (14'3 x 11'9)

Large front facing double bedroom with bay window and Roman blinds. Carpeted floor. Double built in wardrobe with shelves and hanging space. Recessed down lighters..

### BEDROOM 2: 4.06m x 4.19m (13'4 x 13'9)

Dual aspect double bedroom with large sash windows, carpeted floor and blinds - overlooking the garden. Ample built in storage with hanging and shelf space.

### STUDY/BEDROOM 3: 2.44m x 2.06m (8' x 6'9)

Small, rear facing room ideal for use as study which benefits from the afternoon sun and over-looks the rear garden. Carpeted. Radiator.

### UTILITY/SHOWER ROOM: 2.77m x 2.06m (9'1 x 6'9)

New wood effect vinyl flooring. Washing machine and space for tumble dryer under work top. Modern white suite of wash basin, low level w/c and shower cubicle. Tiled splash backs. Extractor fan & radiator. Window.

### BATHROOM: 2.97m x 1.42m (9'9 x 4'8)

Modern white suite comprising bath with 'Triton' electric shower over with rail/curtain surrounding; wash basin with shaving light; low level w/c,. Tiled splash backs. Wood effect vinyl flooring. Window.

### GARDEN:

Private south facing mature garden which acts as a sun trap for most of the day. Side access gateway area which is surrounded by mature shrubs and climbing roses. Ideal spot for alfresco dining. Steps from the patio to an elevated lawned area bordered by various flowering plants and a small apple tree. There is a small plastic storage unit for tenants' use.

### PARKING:

Off road parking for one car.

### PERMITTED TENANTS 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.

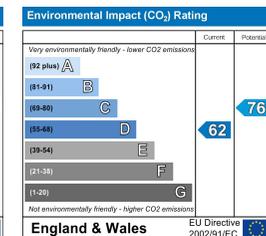
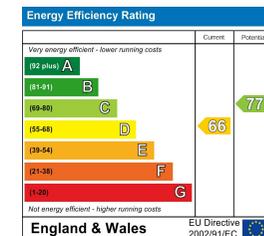
Before the tenancy starts (payable to Seafields Estates Limited 'The Agent'): Holding Deposit: Equivalent to 1 week's rent (Calculation: Rent x 12 divide by 52 rounded down to nearest £1)

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;

Cost of replacing any lost key(s)/security device(s). Tenant's request for early termination of 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. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

During the tenancy (payable to the provider) if permitted and applicable including: Utilities: electricity, gas, water. Council tax.

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



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