

Guide Price £425,000

21 CAWS AVENUE, SEAVIEW, ISLE OF WIGHT, PO34 5JU



## **WITHIN LARGE PLOT AND VERY TUCKED AWAY SETTING!**

Situated just off Caws Avenue, and convenient for the local bus route, convenience stores, village amenities and well reputed primary school, this **DETACHED HOME** is also minutes from the wonderful bays of Seagrove and Priory. The split-level accommodation (with just 6 stairs between floors) offers a large and airy dual aspect sitting room, separate smart modern kitchen/diner, 3 **BEDROOMS**, a modern shower room and separate **WC**. Benefits include double glazing throughout, **GAS CENTRAL HEATING**, an enclosed **REAR GARDEN** - mainly patio and shingle with very well stocked flower beds - plus expansive lawns to side and front. There is ample driveway **PARKING** plus **GARAGE**. Offered as **CHAIN FREE**, this home is very well worth a visit for those seeking convenience, tranquility and a seaside lifestyle.

### **ACCOMMODATION:**

Sliding double glazed doors to:

### **PORCH:**

Double glazed entrance door with adjacent obscured double glazed window to:

### **GROUND LEVEL HALLWAY:**

Large hallway with wood flooring, BT socket and radiator, leading to:

### **SITTING ROOM:**

Spacious dual aspect carpeted reception room with large double glazed sliding doors (with vertical blinds) opening to front garden. Double glazed window to side. Radiators x 2. Television and Sky connections.

### **KITCHEN/DINER:**

Modern fitted kitchen comprising a range of grey fronted cupboard and drawer units with contrasting work surfaces over. Inset single bowl sink unit with mixer tap. Tiled splashbacks. Integrated appliances to include: electric hob, eye level oven, fridge and freezer. Space and plumbing for dishwasher/washing machine. Radiator. Double glazed windows to the side and rear and door to the rear. Radiator.

### **UPPER LEVEL LANDING:**

Carpeted landing leading to:

### **SHOWER ROOM:**

Large modern walk in shower cubicle, white vanity unit with wash hand basin, mirror and black ceramic floor tiles. Obscure double glazed window to the rear with blind. Radiator.

### **W.C:**

White suite comprising a pedestal wash hand basin and low level w.c. Obscured double glazed window to rear.

### **BEDROOM 1:**

Double bedroom with double glazed window to front. Ceiling and wall lights. Radiator. Carpeted flooring.

### **BEDROOM 2:**

Double bedroom with double glazed window to front. Carpeted flooring. Radiator. Fitted wardrobes.

### **BEDROOM 3:**

Smaller carpeted double bedroom with double glazed window to the rear. Radiator.

### **DRIVEWAY:**

Private driveway from the main road leads down to the private parking and garage

### **GARAGE:**

Large garage with window to the rear, shelving to one side

### **GARDENS:**

To the front is a large open plan lawn with a variety of mature shrub and bushes. Gated access to rear. To the rear is a well proportioned, split-level garden with raised beds and terraced patio. An additional raised patio terrace with well stocked flower bed borders. Large shed with work bench. Outside tap and electric socket.

### **PERMITTED TENANT FEES:**

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

As well as paying the rent, tenants 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)

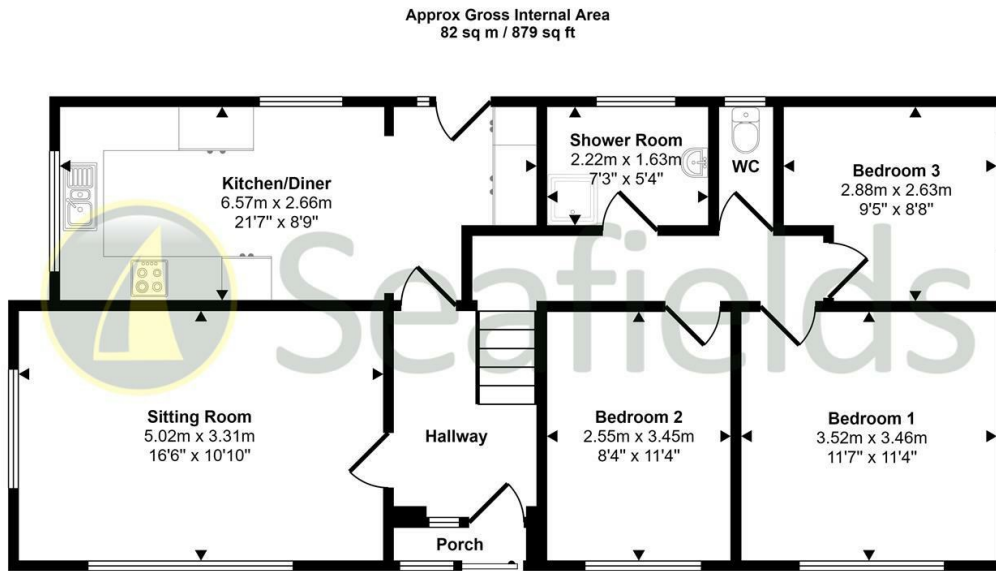
Any changes to the tenancy agreement at tenants request, to include adding pet: £50 per change; Key replacement if lost

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. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

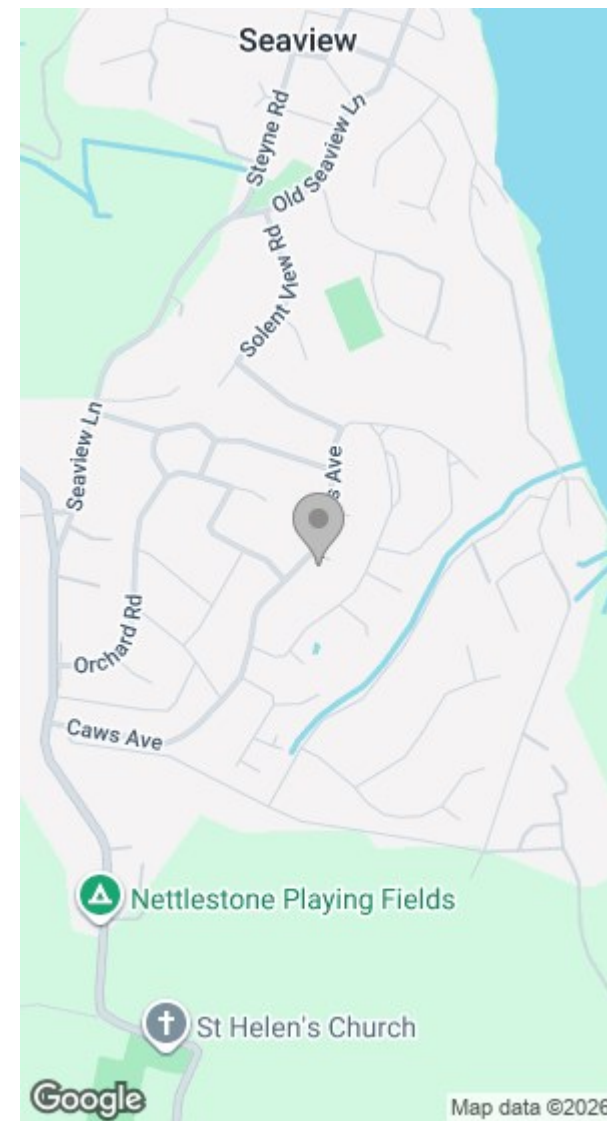
During the tenancy (payable to the provider) if permitted and applicable

Utilities - gas, electricity, water; - Communications - telephone and broadband; Installation of cable/satellite; Television licence; Council Tax



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	<b>83</b>		
	<b>65</b>		
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

