



£1,350 PCM

24 BINSTEAD LODGE ROAD, BINSTEAD, ISLE OF WIGHT, PO33 3SG



Seafields

SET WITHIN GOOD SIZED CORNER PLOT

A very smart 3 BEDROOM DETACHED BUNGALOW - within popular residential area of Binstead - convenient for local amenities and an easy drive to mainland ferry links, schools and Ryde town centre. The accommodation has been NEWLY REFURBISHED throughout and offers a spacious sitting/dining room, BRAND NEW kitchen with integrated appliances, bathroom (with shower over bath) and 3 double bedrooms. Further benefits include gas central heating, lawned side/front garden, a private enclosed rear patio, off street parking plus GARAGE.

Available June * EPC: C Council Tax Band: D Deposit: £1555

ENTRANCE HALL:

Double glazed door and window to side. Built-in cupboard with meters. Radiator. Dedicated washing machine cupboard with plumbing. Doors to:

SITTING ROOM: 5.41m x 3.71m (17'8" x 12'2")

Spacious and bright dual aspect reception room with double glazed windows to front and side. Radiators x 2. New carpet

KITCHEN: 3.10m x 2.95m (10'2 x 9'8)

Brand new kitchen with a range of cupboard and drawer units, integrated Lamona fridge/freezer, Bosch dishwasher, electric oven, microwave and hob. New Worcester Bosch boiler. Inset sink unit. Double glazed window and door to side.

BEDROOM 1: 3.45m x 3.40m (11'4 x 11'2)

Double bedroom with dual aspect double glazed windows. Radiator. New carpet.

BEDROOM 2: 4.45m x 2.67m (14'7 x 8'9)

Double bedroom with double glazed window to rear. Radiator. New carpet.

BEDROOM 3: 2.97m x 2.67m (9'9 x 8'9)

A third double bedroom with double glazed window to rear. Radiator. New carpet.

BATH/SHOWER ROOM: 2.95m max x 2.39m (9'8 max x 7'10)

Brand new bathroom suite comprising bath with shower over, vanity unit with integrated w.c. and wash hand basin. Radiator. Obscured double glazed windows X 2 to the side.

OUTSIDE / GARAGE:

A well proportioned, enclosed patio area to the rear. The front and side of the property comprise open lawned area. Off road parking for 1 vehicle. Up and over door leading to garage. Sockets, light and extractor point for tumble drier. Double glazed door and window leading to garden.

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

