



£1,250 PCM  
50 CAWS AVENUE, SEAVIEW, ISLE OF WIGHT, PO34 5JX



## BEAUTIFULLY PRESENTED HOME AND GARDENS!

### WELL PROPORTIONED HOME WITHIN TRANQUIL SETTING!

This spacious and light DETACHED BUNGALOW is so conveniently situated within the quiet, sought after location close to Nettlestone convenience store, amenities, bus route and popular beaches. The 2 DOUBLE BEDROOM property has been newly carpeted and decorated throughout and comprises a dual aspect L-shaped sitting/dining room, modern kitchen, a bright spacious sun room, plus modern shower room. Benefits include GAS CENTRAL HEATING, double glazing, lovely front and secluded rear GARDENS, ample car/boat parking plus GARAGE.

Available: Now \* Deposit: £1440 \* Council Tax: D \* EPC Rating: D

#### ACCOMMODATION:

Entrance door into:

**STORM PORCH:** 3.05m x 1.09m (10'0" x 3'7")

Tiled floor. Double glazed door into Sun Room.

**SUN ROOM:** 5.64m x 3.05m (narrowing to 2.18m) (18'6" x 10'0" (narrowing to 7'2"))

Bright and spacious room with double glazed windows and double opening doors to rear garden. Obscured interior window through to Bedroom 1. Storage cupboards x 2, and doors to garage and workshop.

**SITTING/DINING ROOM:** 6.83m x 6.05m (narrowing to 3.58m x 2.36m) (22'5" x 19'10" (narrowing to 11'9" x 7'9"))

Beautifully proportioned newly decorated dual aspect room with double glazed windows x 2 to the front and one to the side. Radiators x 3. Door to Inner Hall and sliding door to Kitchen. Newly Carpeted.

**KITCHEN:** 3.33m x 2.54m (10'11" x 8'4")

Modern kitchen comprising a range of base, wall and drawer units with work surfaces over and tiled splash backs. Inset single drainer sink. Electric oven and hob with extractor fan over. Integrated dishwasher, space and plumbing for washing machine and fridge freezer. 'Worcester' gas boiler housed in wall mounted cupboard. Radiator. Double glazed window to side and half glazed door to side. Return door to Hallway.

**INNER HALL:** 2.62m x 1.27m (8'7" x 4'2")

Hallway with airing cupboard housing hot water tank. Loft access. Radiator. Doors off leading to Bedrooms and Shower Room.

**BEDROOM 1:** 3.99m x 3.40m (13'1" x 11'2")

Newly decorated large bedroom with double glazed window to rear over-looking garden. Built in wardrobes and radiator. Obscured rear window to side. Carpeted

**BEDROOM 2:** 3.20m x 3.00m (10'6" x 9'10")

Newly decorated good sized bedroom with double glazed window to rear. Radiator.

**SHOWER ROOM:** 2.62m x 1.65m (8'7" x 5'5")

Comprising white suite of walk-in shower, wash hand basin and low level w.c. Obscured double glazed windows x 2 to side. Radiator. Carpeted.

#### GARDENS:

The property is set within well maintained gardens to the front, which are mainly laid to lawn with mature shrubs and with a driveway leading to the entrance.

To the rear there is a sizeable garden, laid to lawn with mature trees and shrubs and gravelled walkway with seating area. There is gated rear access to a bridle path running behind the rear garden fencing.

**GARAGE & DRIVEWAY:** 5.31m x 2.57m (17'5" x 8'5")

Garage with power and light and up and over door.

Driveway parking for 2 cars.

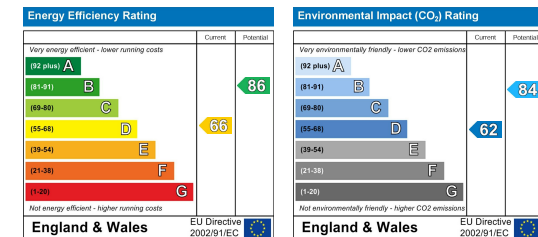
#### TENANTS PERMITTED FEES:

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 Ltd '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. Tenant's request for early termination: Should the tenant wish to leave their contract early, they shall be liable to pay landlord's costs for re-letting property as well as rent due under the tenancy until the start date of the replacement tenancy. During the tenancy (payable to the provider): Utilities: electricity, water; telephone and broadband; Council Tax.



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