



From £1,025 Per Month

6 APPLEY FARM, MARLBOROUGH ROAD, RYDE, ISLE OF WIGHT,



Seafields

DELIGHTFUL HOME WITHIN ENVIABLE, TRANQUIL SETTING!

Situated within the original `Appley Farm` on the edge of Ryde and just a short walk to beaches, local convenience stores and the bus route, sits this charming 2 bedroom mid-terraced house. The generous accommodation comprises a 20' sitting room, kitchen/breakfast room and cloakroom/w.c. on the ground floor, as well as 2 DOUBLE BEDROOMS and a family bathroom on the first floor. To the rear of the property is a private south facing garden. One ALLOCATED PARKING space plus visitors parking. Other benefits include gas central heating and double glazing.

Available: Early November * Deposit: £1,180 * Council Tax Band: C * EPC: C

ACCOMMODATION:

Partially glazed entrance door to:

HALLWAY: 4.32m max x 3.15m (14'2 max x 10'4)

Spacious hallway with laminate wood effect flooring. Carpeted stairs to first floor. Telephone point. Doors to:

SITTING ROOM: 6.25m x 4.22m (20'6 x 13'10)

Well proportioned sitting room with double glazed French doors opening to garden. Double glazed window to rear aspect. Carpeted flooring.

KITCHEN/BREAKFAST ROOM: 4.32m x 2.97m (14'2 x 9'9)

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 and dishwasher. Space for fridge/freezer. Wall mounted Vaillant boiler. Double glazed window to front. Laminate wood effect flooring.

W.C.: 1.85m x 1.04m (6'1 x 3'5)

Suite comprising wash hand basin and low level w.c. Obscured double glazed window to front. Radiator. Extractor fan.

LANDING:

Doors to:

BEDROOM 1: 4.57m x 3.05m (15'0 x 10'0)

Double room with vaulted ceiling. Rooflight window to front offering sea glimpses. Built-in double wardrobe. Carpeted flooring. Radiator.

BEDROOM 2: 3.18m x 2.90m (10'5 x 9'06)

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

BATHROOM: 2.87m x 2.36m (9'05 x 7'9)

Suite comprising a bath with shower over and shower screen, wash hand basin and low level w.c. Rooflight window to rear.

GARDEN:

Enclosed south facing rear garden, partially laid to lawn with patio seating area. Shed with power.

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: £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

