£1,025 PCM

8 ABINGDON ROAD, RYDE, ISLE OF WIGHT, PO33 2RR

Seafields

OFFERING AMPLE CHARM AND CONVENIENCE

UNFURNISHED HOME A SHORT WALK FROM AMENITIES!
So conveniently located a walk or short drive from the town centre, train/bus stations and local amenities, this SEMI-DETACHED HOME is certainly worth a visit! The accommodation comprises a sitting room, separate dining room, fitted kitchen plus 2 DOUBLE BEDROOMS and first floor bathroom. Benefits include gas central heating, double glazing, a rear patio/decked GARDEN plus a store/utility room/outside W.C.
PLEASE NOTE: A Guarantor is required for this property
Available: September * Deposit: £1,180 * Council Tax Band: B * EPC Rating: D

ACCOMMODATION:
Entrance door to:

HALLWAY:
Stairs to first floor landing. Doors to:

SITTING ROOM: 3.38m x 3.66m (into recess) (11'1 x 12'0 (into recess))
Spacious sitting room with double glazed bay window to front. Open fireplace. Carpeted flooring. Radiator.

DINING ROOM: 3.35m x 3.66m (into recess) (11'0 x 12'0 (into recess))
Good sized dining room with stripped wooden floors. Open fireplace. Under stairs storage cupboard. Radiator. Opening to

KITCHEN: 2.77m x 2.13m (9'1 x 7'0)
Modern kitchen comprising a range of cupboard and drawer units with contrasting work surfaces over. Inset stainless steel and drainer. Tiled splashbacks and flooring. Space for fridge/freezer, cooker and washing machine. Double glazed window and door to side.

FIRST FLOOR:
Doors to:

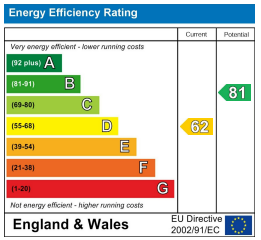
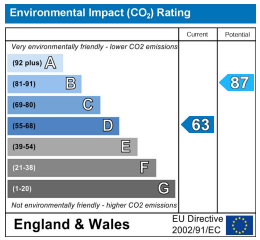
BEDROOM 1: 3.96m (into bay) x 3.33m (13'0 (into bay) x 10'11)
Generous double room with double glazed bay window to front. Stripped wood flooring. Built-in storage cupboard. Radiator.

BEDROOM 2: 3.35m x 2.41m (11'0 x 7'11)
A second double room with double glazed window to rear. Built-in storage cupboard. Stripped wood flooring. Radiator.

BATHROOM: 2.92m x 2.16m (9'07 x 7'01)
White suite comprising a panelled bath with mixer tap and shower head, glass shower screen, pedestal wash hand basin, and low level W.C. Heated towel rail.

STORE/UTILITY ROOM:
Spacious outside store/utility room.

OUTSIDE WC:
Accessed from outside, an outside w.c.

GARDEN:
To the rear is an enclose rear patio garden which is accessed by a side gate and bordered by tall fencing. Garden shed. Raised decked seating area with pergola.

PERMITTED TENANT 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. Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s).
Any other permitted payments, not included above, under the relevant legislation including contractual damages.