



£1,075 PCM
8 BENETT STREET, RYDE, ISLE OF WIGHT, PO33 2BJ



AN ATTRACTIVE HOME WITHIN A MOST CONVENIENT SETTING!
A lovely, semi-detached house within walking distance of the town amenities, sea front, Island and mainland transport links, plus lovely beaches. The well proportioned accommodation offers a living room, separate dining room, fitted kitchen and bathroom, plus 3 BEDROOMS. Added benefits include GAS CENTRAL HEATING, double glazing and an enclosed REAR GARDEN. Certainly a lovely UNFURNISHED home for those seeking convenience and comfort. One small pet permitted.

Available: 1st September * Deposit £1240 * EPC Rating C * Council Tax Band B

ENTRANCE:

Accessed via the side of the property, UPVC door into:

HALLWAY:

Carpeted hall with stairs leading to first floor. Doors to living and dining rooms.

LIVING ROOM: 3.81m x 3.68m (12'6 x 12'1)

A charming carpeted reception room with UPVC window to front. Attractive feature fireplace. Picture rail. Radiator. Television aerial lead.

DINING ROOM: 3.81m x 3.66m (12'6 x 12'0)

A carpeted dining room with UPVC window to rear. Radiator. Feature fireplace. Telephone point. Door to under stairs cupboard. Door to:

KITCHEN: 3.99m x 2.36m (13'1 x 7'9)

Modern kitchen comprising a selection of white gloss floor and wall units with contrasting work surfaces and inset sink unit. Integral appliances to include electric oven and hob, extractor fan, space and plumbing for washing machine and fridge/freezer. UPVC window to side and door leading to rear garden.

FIRST FLOOR LANDING:

Carpeted landing with doors to:

BEDROOM 1: 3.81m x 3.68m (12'6 x 12'1)

Carpeted double bedroom with UPVC window to front. Feature fireplace. Radiator. Small cupboard.

BEDROOM 2: 4.04m x 2.44m (13'3 x 8'0)

Carpeted double bedroom with UPVC window to rear. Radiator.

BEDROOM 3: 2.51m x 2.01m (8'3 x 6'7)

Carpeted double bedroom with UPVC window to rear. Radiator.

BATHROOM: 2.51m x 1.45m ext to 2.06m (8'3 x 4'9 ext to 6'9)

White bathroom suite comprising shower bath with mixer taps and shower attachment. Low level w.c. and vanity wash hand basin with toiletry cupboard. Towel rail. Shaver point with light. Window to side and extractor fan.

GARDEN:

Attractive rear garden with an area of lawn and mature shrubs. Outside storage cupboard. Side pathway to gateway to Benett Street.

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 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, £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

