



£995 PCM

9 SANDPIPERS, OLD SEAVIEW LANE, SEAVIEW, PO34 5EL



Seafields

**This truly delightful SEMI-DETACHED COTTAGE is ideally situated in the very heart of this traditional sailing village ... just moments from the very select shops and eateries, boat park and the breathtakingly beautiful beaches. A lovely triple aspect open-plan arrangement on the ground floor (elevated to the front so offering great privacy) incorporating a dual aspect sitting room with wide opening through to the kitchen/diner. On the first floor are 2 DOUBLE BEDROOMS and a quality white bathroom suite. Further benefits include GAS CENTRAL HEATING, double glazing throughout, a SOUTH FACING PATIO garden with attractive raised flower bed, plus a PARKING SPACE.**

**Available: Now \* Deposit: £1145 \* Council Tax: C \* EPC: D**

### **ACCOMMODATION:**

The property has private front and rear entrances. Accessed via Pier Road, a few steps lead up to double glazed entrance door into:

### **SITTING ROOM:**

A spacious and bright room with squared bay double glazed window to front with very deep sill. Further double glazed window to side. The luxury vinyl flooring flows throughout the ground floor. Carpeted stairs leading to first floor. Radiator. Under stairs storage space. Wide opening into:

### **KITCHEN/DINER:**

Fitted kitchen comprising matching range of cupboard and drawer units with contrasting work surfaces over incorporating inset sink unit with mixer taps. Includes Electric cooker, dishwasher and tall fridge/freezer and space for a washing machine. Door to large Larder cupboard. Radiator. Continuation of luxury vinyl flooring. Tiled splash backs. Space for dining table and chairs. Double glazed window and door to private rear garden.

### **FIRST FLOOR LANDING:**

Carpeted landing with double glazed window to side. Access hatch to very large loft with solid pull-down ladder. Doors to:

### **BEDROOM 1:**

Carpeted double bedroom with double glazed window to front (offering sea glimpses). Radiator. Door to over-stairs cupboard housing the combination boiler. Built-in double wardrobe.

### **BEDROOM 2:**

Carpeted second double bedroom with double glazed window to rear. Built-in double wardrobe. Radiator.

### **BATHROOM:**

Luxury white suite comprising panelled bath with shower over and screen; pedestal wash hand basin and w.c. Smart tiling to wall and floor. Heated towel rail. Obscured double glazed window.

### **GARDEN:**

A delightful, very private south-facing walled garden with access via gateway from the driveway or from the kitchen. Attractive curved raised flower bed with assorted plants. Outside tap. Timber gate to driveway.

### **PARKING:**

Parking for one vehicle within the Sandpipers' residents' car park adjacent to the property (and accessed via the Pier Road entrance).

### **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: 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.

During the tenancy (payable to the provider) if permitted and applicable

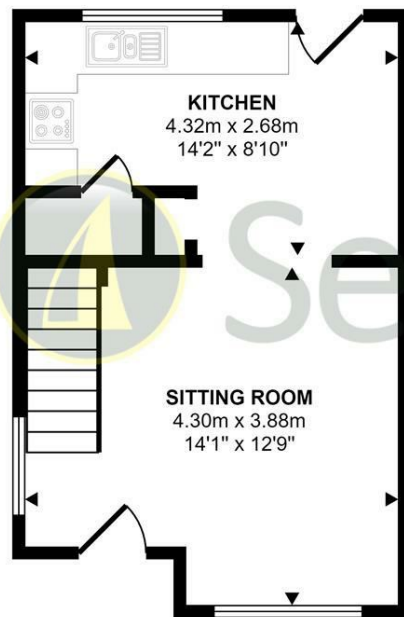
Utilities: gas, electricity, water; communications (telephone and broadband); Council Tax

### **DISCLAIMER:**

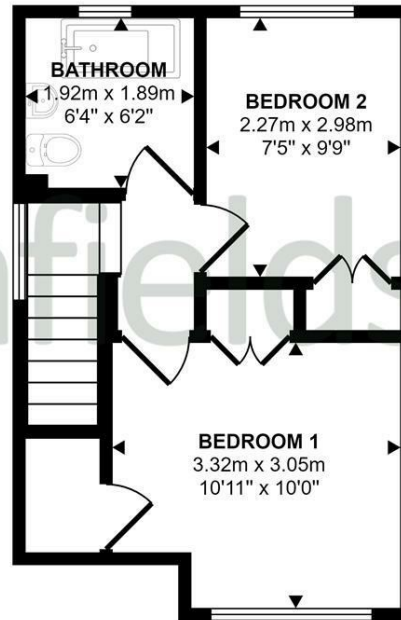
Floor plan and measurements are approximate and not to scale.



Approx Gross Internal Area  
56 sq m / 600 sq ft

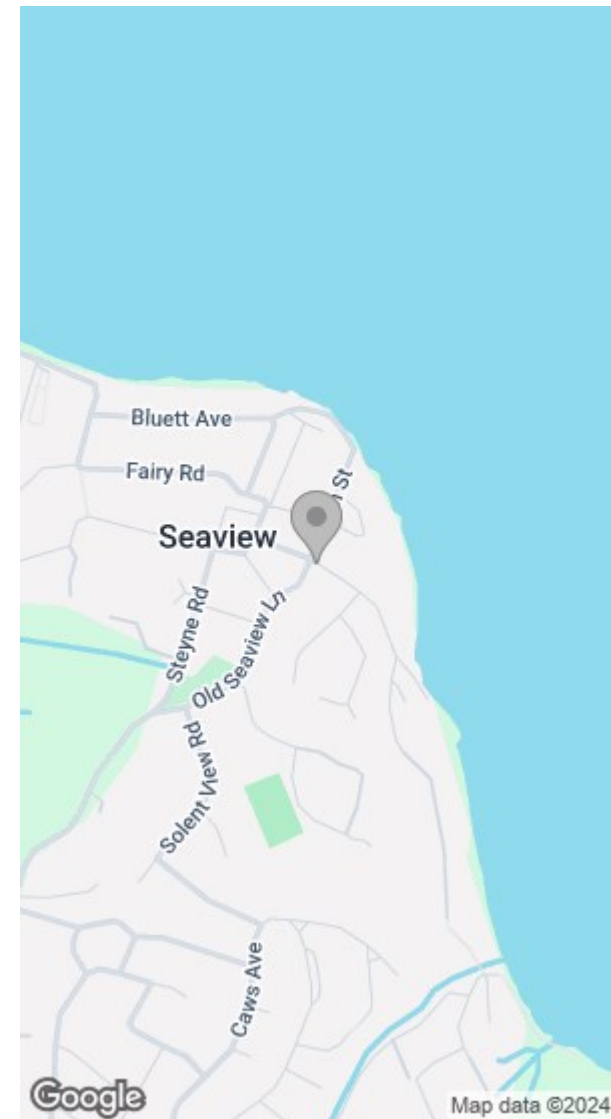


Ground Floor  
Approx 28 sq m / 298 sq ft



First Floor  
Approx 28 sq m / 302 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>		67
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

