





£1,075 PCM

9 WARWICK STREET, RYDE, ISLE OF WIGHT, PO33 2HY

Seafields

WITHIN HEART OF RYDE

SUCH A CONVENIENT TOWN LOCATION!
Modern END OF TERRACE house offering 2 reception rooms, separate kitchen, 2 DOUBLE BEDROOMS with built in wardrobes, and bathroom. Benefits include gas central heating and enclosed rear PATIO GARDEN, with the added bonus of a GARAGE (suitable for small car or ideal for storage). Located in Warwick Street, the property is just a short walk to shops and town centre, as well as the sea front, wonderful beaches and Island/mainland transport links. Newly decorated throughout.

Available: Now * Deposit: £1,240 * Council Tax Band: C * EPC: C





ACCOMMODATION:
Front door into Hallway. Doors to:

SITTING ROOM: 4.22m x 2.97m (13'10 x 9'09)
Bright airy carpeted reception room with double glazed window to front. Radiator.

DINING ROOM: 4.19m (max) x 2.16m (13'09 (max) x 7'01)
Comfortable dining room with carpeted floor, radiator & double glazed window. Large understairs storage cupboard. Room leads into:

KITCHEN: 4.19m x 2.44m (13'09 x 8'00)
Modern fitted kitchen comprising range of cupboard and drawer units. Integrated oven and hob. Space for fridge, freezer, washing machine and tumble dryer. Wood effect vinyl flooring. Door to rear garden.

BEDROOM 1: 4.14m x 3.38m (13'07 x 11'01)
Large double bedroom with double glazed window to rear offering a sea view. Built-in cupboard. Laminate flooring. Radiator.

BEDROOM 2: 4.22m x 3.00m (13'10 x 9'10)
Double bedroom with double glazed window to front. Radiator. Built in cupboards x 2.

BATHROOM: 2.11m x 1.96m (6'11 x 6'05)
Bathroom suite comprising bath, shower cubicle, wash hand basin and w.c. Obscured window.

GARDEN:
Enclosed patio garden.

GARAGE
Suitable for parking 1 small car or for use as storage space.

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, to include adding pet: £50 per change; Key replacement if lost
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



