



£1,000 PCM
DOLPHIN COTTAGE, GEORGE STREET, RYDE, PO33 2JF



OFFERING GREAT CHARM & CONVENIENCE!

A truly charming TOWN COTTAGE which is totally tucked away from view, yet within the very heart of Ryde - minutes from the shopping centre, beaches and Island/mainland transport links. This well presented unfurnished accommodation comprises a welcoming entrance hall, generous sitting room, spacious kitchen/diner, downstairs shower/utility room and first floor bathroom, plus 3 BEDROOMS (2 doubles/1 single). Further benefits include a 'garden room' as well as gas central heating, double glazing and private courtyard gardens to the front and rear. (Floor plan available)

Available: Mid July * Deposit: £1150 * Council Tax Band: C * EPC: D

ACCOMMODATION:
Accessed via long pathway leading to private gateway into front courtyard. Entrance door into:

HALLWAY
A welcoming hallway with tiled flooring. Newly carpeted stairs to first floor. Radiator. Doors to:

KITCHEN/DINER: 4.22m x 3.48m (13'10 x 11'5)
A large room with smart fitted kitchen comprising cream coloured cupboard and drawer units with contrasting work surfaces over. Inset 1.5 bowl sink unit. Integral electric hob with oven under. Space for fridge and dishwasher. Broom cupboard. Vinyl flooring. Radiator. Dual aspect double glazed windows.

SITTING ROOM: 4.83m x 4.06m (15'10 x 13'4)
A couple of steps down from hall leads to well proportioned dual aspect reception room with double glazed windows. Double glazed door to rear courtyard. Further door to garden room. Radiator. Wall and ceiling lights. Feature fireplace with exposed stone wall.

GARDEN ROOM: 3.53m x 2.01m (11'7 x 6'7)
Accessed via double glazed doors from both the front courtyard and the living room.

SHOWER / UTILITY ROOM: 2.62m x 1.42m (8'7 x 4'8)
White suite comprising tiled shower cubicle, wash hand basin and w.c. Space and plumbing for washing machine. Vinyl flooring. Radiator. Double glazed window.

FIRST FLOOR LANDING:
Carpeted landing with access to loft space. Doors to:

BEDROOM 1: 4.04m x 3.66m max (13'3 x 12'0 max)
Carpeted double bedroom with double glazed window and radiator.

BEDROOM 2: 4.22m x 3.51m (13'10 x 11'6)
Carpeted double bedroom with double glazed window. Radiator.

BEDROOM 3/STUDY: 2.59m x 2.34m max (8'6 x 7'8 max)
Single carpeted bedroom or study with double glazed window. Radiator. Fitted dressing table/cupboards.

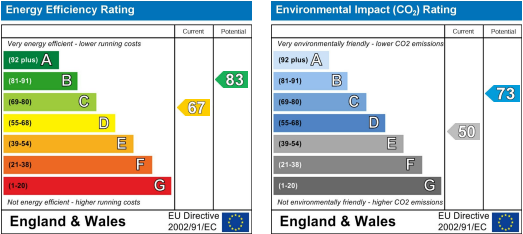
BATHROOM: 2.36m x 1.78m (7'9 x 5'10)
White suite bathroom comprising panelled bath with shower over, vanity wash hand basin and w.c. Heated towel rail. Vinyl flooring. Double glazed window.

OUTSIDE:
There are front and rear private courtyard gardens.

PERMITTED TENANCY 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
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

DISCLAIMER:
Floorplan and measurements are approximate and not to scale.



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