



£1,250 PCM  
MERRIES DUVER ROAD, SEAVIEW, ISLE OF WIGHT, PO34 5AJ



A VERY APPEALING SEA FRONT PROPERTY

SUPERB SEA FRONT FULLY FURNISHED WINTER/SPRING LET AVAILABLE 1st SEPTEMBER FOR 8-9 MONTHS

Located literally seconds from the beaches - and a level walk to both Seaview village & Ryde town, this detached 3 BEDROOM BUNGALOW comprises a large living room, double glazed sun room with beautiful SEA VIEWS, a fully fitted kitchen with appliances, and a fresh white bath/shower room. There is a large private garden (with lawn and elevated deck) plus large boat store and utility room. WIFI, TV Licence and Gardener included in the rent.

Council Tax Band: D EPC: D Deposit: £1440 Available: 1st September 2025

ENTRANCE/SUN ROOM: 4.11m x 1.37m (13'6 x 4'6)  
UPVC Double glazing with lovely SEA VIEWS and seating

SITTING/DINING ROOM: 5.74m x 3.94m (18'10 x 12'11)  
Lovely large room with UPVC double glazing. Radiators x 2, Sea views, a three piece suite and dining table, Television unit. Feature fire place with TV mounted on the wall above

KITCHEN: 2.49m x 2.39m (8'2 x 7'10)  
Modern kitchen comprising range of smart fitted units, oven with gas hob and fridge/freezer plus dishwasher. 'Vaillant' gas boiler. Complete with pots, pans, utensils and crockery. Door and double glazed window to outside.

BEDROOM 1: 3.91m x 3.53m (12'10 x 11'7)  
Double bedroom with triple UPVC double glazed windows. Lovely sea views. Radiator. Double bed, wardrobe and desk.

BEDROOM 2: 3.53m x 3.38m (11'7 x 11'1)  
Another double bedroom with dual aspect double glazed windows. Radiator. Double bed, wardrobe and 2 chests of drawers.

BEDROOM 3: 3.61m x 2.13m (11'10 x 7')  
A well proportioned third bedroom with UPVC double glazed windows. Radiator. Double and 2 sets of drawers.

BATHROOM: 2.41m x 2.01m (7'11 x 6'7)  
Modern white suite comprising bath, separate shower cubicle, wash hand basin and w.c.

UTILITY ROOM  
To the side of the property you will find a door leading to the utility room with washing machine and tumble drier plus a convenient w.c.

GARDEN:  
There is a front garden laid to lawn. Private enclosed, very well proportioned rear garden which benefits from an elevated decked area and good sized lawn. The added bonus is the large boat storage beneath the property.

PARKING:  
Off-street car/boat parking.

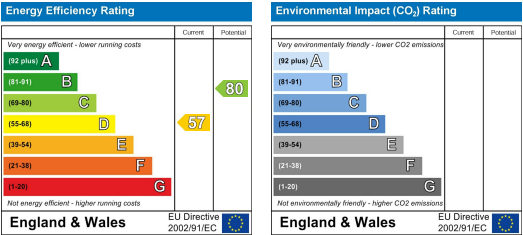
AVAILABILITY:  
Winter let available 1st September 2025.

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



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