



£950 PCM

QUARTER DECK FORELAND FARM LANE, BEMBRIDGE, PO35 5TJ



Seafields

## DELIGHTFUL FURNISHED HOME AND LOCATION!

A superb FURNISHED MEWS HOME set within a very select tucked away position off Foreland Farm Lane (an easy stroll from a good choice of village shops & amenities, lovely beaches and coastal walkways). The superbly presented airy and bright accommodation offers a very well designed open plan kitchen/living/dining room, downstairs w.c., 2 BEDROOMS, first floor bathroom plus useful loft room. Benefits include double glazing, GAS CENTRAL HEATING, an open plan front patio, plus enclosed private LAWNED GARDEN - as well as ONE PARKING SPACE. Would suit a professional couple.

Available July \* Deposit: £1055 \* Council Tax Band: C \* EPC Rating: D \*

### ACCOMMODATION:

Part glazed entrance door to:

### HALLWAY:

7'1 x 6'0 (2.16m x 1.83m)

Welcoming hallway with tiled flooring. Carpeted stairs to first floor. Door to W.C. Radiator. Opening to:

### OPEN PLAN LIVING AREA:

22'1 max x 14'0 max (6.73m max x 4.27m max)

A superb airy and bright open-plan room comprising:

### Sitting/Dining Area:

22'1 x 14'0 max (6.73m x 4.27m max)

Light and airy open plan reception room comprising a dual aspect sitting area with double glazed French doors to side opening to garden and part obscured double glazed window to side.

Carpeted flooring. Double radiators x 2. Dining area with laminate wood effect flooring. Door to deep under stairs storage cupboard housing gas meter and fuse box. Radiator x 1. Archway to:

### Kitchen Area:

10'1 x 5'1 (3.07m x 1.55m)

Modern kitchen comprising a range of cupboard and drawer units with contrasting worksurfaces over. Tiled splashbacks. Inset 1.5 bowl stainless steel sink and drainer with mixer tap. Integrated 4 ring gas hob with stainless steel extractor hood above and electric oven below. Wall mounted Glow-Worm boiler. Tall fridge/freezer. Washing machine. Double glazed windows to front and side.

### FIRST FLOOR LANDING:

Carpeted flooring. Obscured window to rear. Door to Attic stairs. Doors to:

### BEDROOM 1:

11'1 x 10'11 (3.38m x 3.33m)

Generous double room with double glazed window to side. Large built-in wardrobe with mirror fronted sliding doors. Carpeted flooring. Radiator.

### BEDROOM 2:

10'11 x 10'1 (3.33m x 3.07m)

A second double bedroom with double glazed window to side. Carpeted flooring. Radiator. Door to deep under stairs cupboard.

### BATHROOM:

7'0 x 6'0 (2.13m x 1.83m)

Modern white suite comprising a panelled bath with mixer shower, tiled surround and glass shower screen; pedestal wash hand basin with tiled splashback; and low level w.c. Heated towel rail. Obscured double glazed window to front. Ceramic tiled flooring.

### SECOND FLOOR:

Carpeted stairs from the first floor landing.

### LOFT ROOM:

20'0 x 9'0 (6.10m x 2.74m )

Some restricted height with sloping ceilings. Double glazed window.

### GARDEN:

To the front is an open patio garden with pots of various plants. Gated access to the side leads to a private enclosed garden, mainly laid to lawn with wooden garden shed.

### PARKING:

Off road parking for ONE car.

### TENANTS' PERMITTED FEES:

LETTING FEES in accordance with the Tenant Fees Act 2019 (inclusive of VAT)

As well as paying the rent, you 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. During the tenancy (payable to the provider) if permitted and applicable.

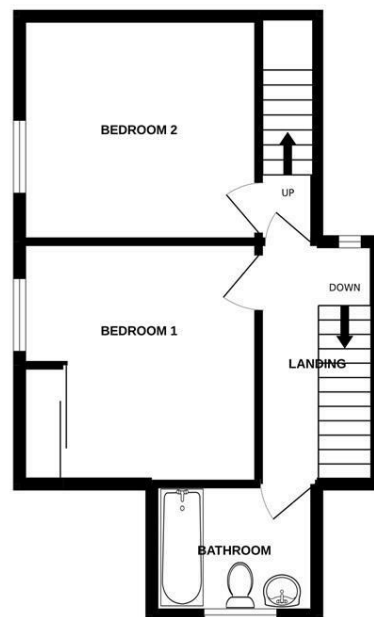
Utilities: gas, electricity, water, telephone / broadband; Television licence; Council Tax



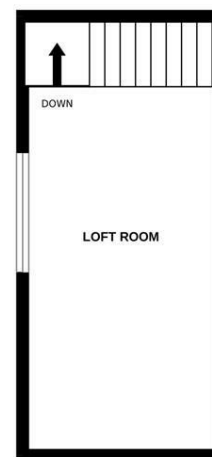
GROUND FLOOR  
396 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.

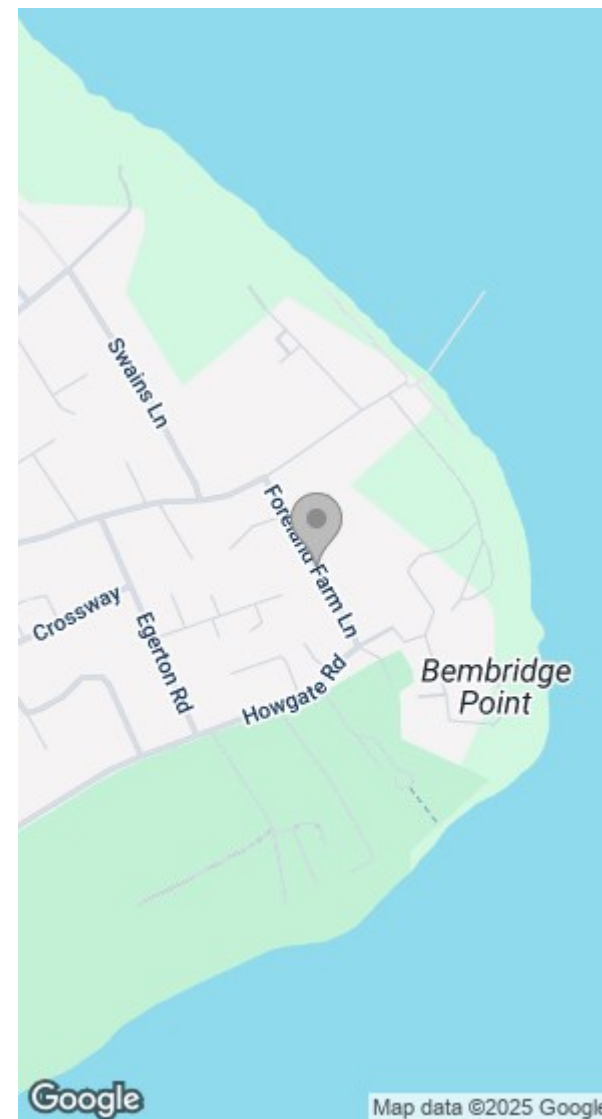


2ND FLOOR  
180 sq.ft. (16.7 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	63		(39-54) E	43	49
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

