



2

Drill Hall Road, Newport, PO30 5AB

TO LET
£975 Per Calendar
Month



2

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NEW INSTRUCTION - 2 DOUBLE BEDROOM FIRST FLOOR, 2 STOREY MAISONETTE. NEWLY DECORATED AND CARPETED. UNFURNISHED. AVAILABLE NOW.

THE PROPERTY

A 2 double bedroomed, first floor, 2 storey maisonette, situated within a very short, level work to the town centre.

The property enjoys a ground floor, private entrance accessed via a pretty, walled, low maintenance courtyard garden.

Appointed to a very high standard, with high-end cream kitchen and bathroom, the property has just been completed redecorated and newly carpeted, thus providing the fortunate tenant with top quality, spacious, comfortable accommodation, comprising; Ground floor entrance leads to a hallway and stairs to first floor landing.

Spacious lounge with double aspect leading to; A well appointed, cream shaker style kitchen with solid wood worktops, ceramic white sink, integrated electric oven and 5 burner gas hob & extractor hood.

A utility cupboard between the lounge and the kitchen provides plumbing for a washing machine.

Off the first floor landing is a well appointed bathroom boasting a white suite comprising; bath with glass shower screen and mains pressure shower head over the bath, wash hand basin and WC. A heated towel rail adds to the appointment.

Stairs lead from the first floor landing to the second floor landing off of which is; The master double bedroom, boasting double

aspect, is extremely spacious and provides a range of built-in wardrobes. The second bedroom is a double bedroom with large recess ideal for a large wardrobe.

Heating - Gas central heating

Restrictions - the landlord seeks a working or retired single person or couple with no pets.

Services

Mains, gas, electricity, water and sewage. All utilities, Council tax are exclusive of the rent.

EPC

Rating is 71C

Local authority

Isle of Wight Council - Council tax band B

Deposits

Holding deposit payable is £225 based on the advertised rent of £975pcm. Subject to contract the sum of the holding deposit will be deducted from the first month rent payable. The tenancy deposit payable, will be £1125 based on the advertised rent of £975pcm.





IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

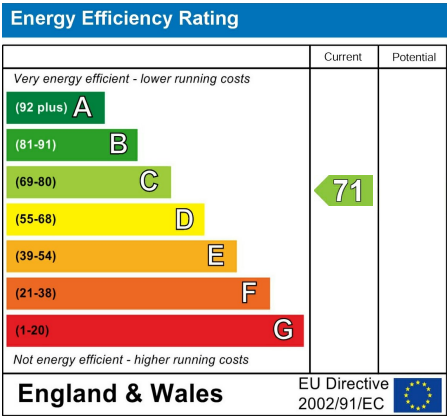
1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact

2: Applicants must rely on their own enquiries by inspection or otherwise on all matters

3: The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property

4: Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed

5:Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them



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