WROXALL CROSS FARM

Manor Road, Wroxall, Ventnor, Isle of Wight, PO38 3DF

TO LET

£995 Per Calendar Month

BCM Wilson Hill

Wroxall Cross Farm

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NO DEPOSIT OPTION AVAILABLE WITH THIS PROPERTY - NEW INSTRUCTION & UNIQUE OPPORTUNITY. 2 BEDROOM MEWS PROPERTY. FULLY FURNISHED. WATER INCLUDED. OFF ROAD CAR PARKING. AVAILABLE IMMEDIATELY. SORRY PETS WILL NOT BE CONSIDERED DUE TO THE LIVESTOCK.

THE PROPERTY

A unique opportunity to rent this 2 bedroom mews style property located in an enviable and idyllic rural location.

Water included within the rent and a £50 PCM rent back - enquire for details.

The property is spacious, light and airy. Views are enjoyed from the front and rear of the property.

The accommodation comprises;
Ground entrance with stair leading to;
First floor, open plan living space with Juliette balcony enjoying views over the working farmyard and down and woodland beyond.
Double bedroom with built in wardrobes
Double sized second bedroom with single bed and workstation/desk.
Bathroom with shower over bath and separate WC.
Kitchen with oven, hob, washing machine and fridge freezer.

Gas heating (LPG bulk tank).
Water included within rent.
Electricity - billed direct by supplier.

Parking - off road.

Restrictions - due to the livestock being kept on the farm, pets will not be considered.

Services

Main electricity, Gas is LPG (bulk tank storage), Council Tax and any media connection are all exclusive of the rent. Water included in the rent.

EPC

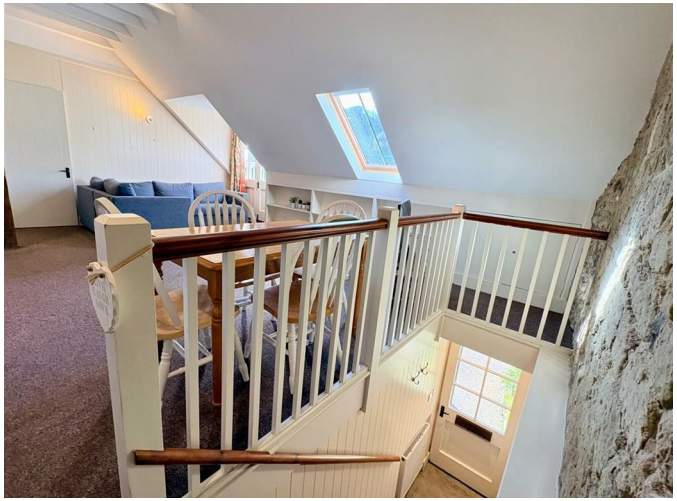
Rating is E45

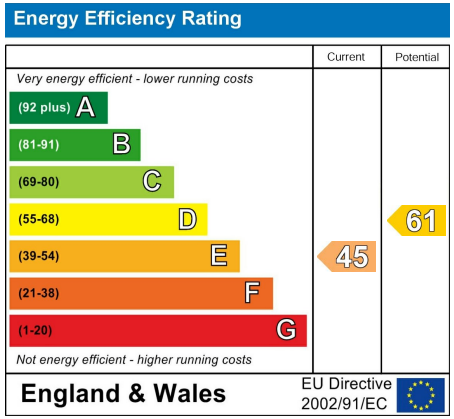
Local Authority

Isle of Wight Council - Council tax band A

Deposits

Holding deposit payable is £225 based on the advertised rent of £995pcm. Subject to contract the sum of the holding deposit will be deducted from the first month rent payable. The tenancy deposit payable, will be £1145 based on the advertised rent of £995pcm UNLESS YOU OPTED FOR OUR NO DEPOSIT OPTION AND PAY A FEE EQUAL TO 1 WEEKS RENT OF £229.61 TO PROVIDE SECURITY FOR THE TENANCY.





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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