23

Mount Street, Ryde, Isle of Wight, PO33 2QR

TO LET

£1,095 Per Calendar Month

BCM Wilson Hill

23

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REVISED RENTAL SUM #NO DEPOSIT OPTION AVAILABLE# NEW INSTRUCTION. 3 BEDROOM SEMI-DETACHED HOUSE (2 DOUBLE, 1 SINGLE OR HOME OFFICE). LARGE OPEN PLAN LIVING SPACE, GARDEN, GAS HEATING, AVAILABLE NOW.

PROPERTY

Conveniently located on Mount Street in Ryde, this semi-detached family home offers a perfect blend of comfort and convenience.

The home boasts two well-proportioned bedrooms, and a single sized bedroom which is also ideal for a home office or gaming room. All three bedrooms provide ample space for a growing family or guests. The bathroom with shower over the bath is conveniently located, ensuring ease of access for all. The large open-plan living space is a standout feature, providing a spacious living and dining hub for family gatherings or entertaining.

Step outside to discover a good-sized rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, a shed offers practical storage solutions for your gardening tools and kids toys and bikes.

The accommodation comprises;
Secure, large entrance porch,
Main door leads to a spacious open plan living, dining space,
Kitchen with a range of floor and wall units including oven, hob and extractor,
Utility room with plumbing for a washing machine,
Bathroom with shower over bath,
Door from the utility room leads to the rear garden
Stairs lead to first floor;
Front L-shaped double sized bedroom,
Landing with bedroom 3 / home office off and on to master double bedroom at the rear of the property.

Situated close to Ryde town centre, residents will enjoy easy access to a variety of shops, cafes, takeaways, restaurants, bars, and supermarkets, making daily errands a breeze. The property is also conveniently located near boutique shops, adding a touch of local charm to your shopping experience. For those commuting or exploring further afield, the Ryde terminals provide quick access via the Fast Cat passenger ferry to Portsmouth, connecting you to onward rail services to London.

With gas central heating and double glazing throughout, this home ensures warmth and comfort year-round. Available for immediate occupation, this property presents an excellent opportunity for those seeking a family home in a vibrant and accessible location.

The property has just been professionally cleaned, including the oven and the gardens tended to ready for a green-fingered tenant to be creative.

Services

Electricity, Water, Council Tax and media are exclusive of the rent.

EPC

The EPC rating is D.

Local Authority

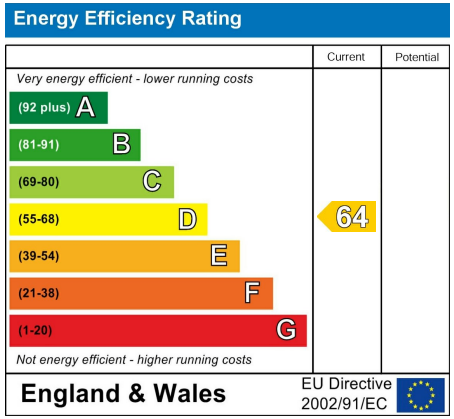
The Isle of Wight Council is the local authority. Council tax band C

Deposits

Holding deposit payable is £250 based on the advertised rent of £1,09550pcm. Subject to contract the sum of the holding deposit will be deducted from the first month rent payable. The tenancy deposit payable will be £1,260 based on the advertised rent of £1,095pcm, unless the applicant opts for the No Deposit Option "REPOSIT" - instead of paying a cash deposit of £1,260, the applicant would pay a fee to Reposit equal to one weeks rent of £252.69 for the first 12 months and then £30 per year thereafter - ask for details.

Pets

Pets will be considered.



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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