34

Kestrel Way, Newport, Isle of Wight, PO30 5GR

TO LET

£1,150 Per Calendar Month

BCM Wilson Hill

34

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OPEN HOUSE VIEWING EVENT 29 JUNE 1.30PM - 3.30PM

THE PROPERTY

Conveniently situated close to schools, shops and St. Mary's Hospital, this 2 double bedroom mid-terrace house offers a perfect blend of comfort, energy efficiency and convenience.

The property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a cosy home.

The accommodation comprises;

Entrance hall.
Brand newly fitted kitchen with integrated oven and hob. The photos in the listing are computer generated images provided by the kitchen supplier an an impression of what is to be fitted. The new kitchen will be fitted between tenancies and therefore a physical viewing will show the existing kitchen which will be replaced.
A spacious reception room provides able space for a lounge and dining area which leads to conservatory and the rear garden beyond.

Stairs lead to the first floor;
2 double bedrooms
Bathroom, with shower over the bath.

Outside
Rear enclosed garden with patio area.

Parking
Single garage with parking in front of.

Services

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

EPC

Rating C

Local Authority

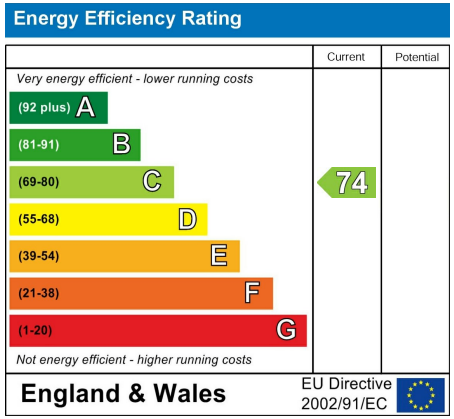
The Isle of Wight Council is the local authority.
Council tax band B

Deposits

Holding deposit payable is £265 based on the advertised rent of £1,150pcm. Subject to contract the sum of the holding deposit will be deducted from the first month rent payable. The tenancy deposit payable, will be £1,325 based on the advertised rent of £1,150pcm, unless the applicant opts for the No Deposit Option "REPOSIT" - instead of paying e a cash deposit of £1,325, the applicant would pay a fee to Reposit equal to one weeks rent of £265.38 and then £30 per year thereafter - ask for details.

Pets

Pets will be considered at the landlords discretion.



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

Isle of Wight - Lettings
01983828804
iowlettings@bcmwilsonhill.co.uk

Offices at: Winchester | Petersfield | Isle of Wight | Oxford

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