63

Wintergreen Gardens, Newport, Isle of Wight, PO30 2GN

TO LET

£1,270 Per Calendar Month

BCM Wilson Hill

63

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#NO DEPOPSIT OPTION AVAILABLE WITH THIS PROPERTY# NEW INSTRUCTION.
AVAILABLE 7 SEPT 26. 3 BEDROOM, PARKING, GARDEN, UNFURNISHED.

THE PROPERTY

Positioned on the periphery of a popular residential development enjoying an outlook over adjacent meadows, this 3 bedroom, modern and energy efficient family home offers a perfect blend of modern living and comfort. Built in 2022, the property boasts a contemporary design and is ideal for families or individuals seeking a stylish home.

The location of Wintergreen Gardens is particularly appealing, offering a peaceful residential atmosphere while remaining close to local amenities, schools, local hospital and transport links. This makes it an excellent choice for those who appreciate both tranquillity and accessibility.

With its modern construction and practical layout, this house is a wonderful opportunity for anyone looking to settle in Newport. Whether you are a first-time renter or seeking a new family home, this property is sure to meet your needs and exceed your expectations.

The accommodation comprises;
Entrance lobby with WC off.
Lounge with open plan stairs to first floor and door leading to;
A modern fitted kitchen and dining area with doors leading to;
A rear garden laid to lawn.
Stairs lead to the first floor;
2 double bedrooms
1 single bedroom
Bathroom with shower over bath

Outside
Rear garden laid to lawn
Allocated parking at front of property

Services

Mains electricity & water. Heating and hot water supplied by an onsite bio mass plant which together with Council Tax and media are exclusive of the rent.

EPC

Rating B

Local Authority

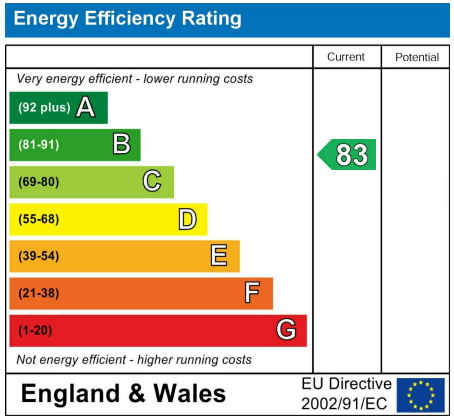
The Isle of Wight Council is the local authority.
Council tax band C

Deposits

Holding deposit payable is £300 based on the advertised rent of £1,270pcm. Subject to contract the sum of the holding deposit will be deducted from the first month rent payable. The tenancy deposit payable, will be £1,465 based on the advertised rent of £1,270pcm, unless the applicant opts for the No Deposit Option "REPOSIT" - instead of paying e a cash deposit of £1,465, the applicant would pay a fee to Reposit equal to one weeks rent of £300 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

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