16

Priors Walk, Newport, Isle of Wight, PO30 5RN

TO LET

£1,450 Per Calendar Month

BCM Wilson Hill

16

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NEW INSTRUCTION. THIS PROPERTY IS UNDERGOING FULL REDECORATION AND BEING NEWLY CARPETED, 4 BEDROOM, 3 STOREY HOME WITH GARAGE. UNFURNISHED. AVAILABLE END AUGUST 26.

THE PROPERTY

This 4 bedroom, 3 storey family home will be let newly redecorated and newly carpeted. The refurbishment works are ongoing at this time, however, viewings can be held.

Positioned within a short walk of primary and secondary schools, together with bus routes to the hospital and town centre and onward routes across the Island, the property is ideal for a family seeking a spacious home over three floors.

The accommodation comprises;

Open plan front garden leading to a secured porch. Door leads to;
A spacious lounge and through to a;
Small lobby from where stairs lead to the first floor.
Off the small lobby is a spacious kitchen / diner with a range of floor and wall cabinets including integrated oven, hob and extractor.
Leadings from the kitchen /diner is a garden room, which also be used as a home office.
There is a WC off.
Doors lead out to a patio and lawned garden which also provided rear access to the garage.
On the first floor this is;
2 double bedrooms
1 Single bedroom
family bathroom with shower over the bath.
Further stairs lead to the second floor where a large double bedroom occupies what was the roof space.

Outside.
Parking at the front is on street
A single garage can be found at the rear and accessed from an adjacent road.
Rear garden is enclosed and laid mainly to lawn with a patio.

* he photo of the rear garden has been enhanced using AI.

Services

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

EPC

Rating D

Local Authority

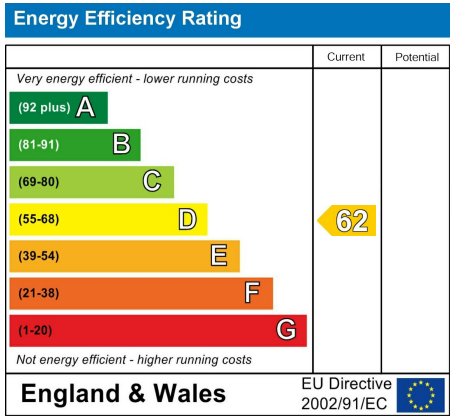
The Isle of Wight Council is the local authority.
Council tax band C

Deposits

Holding deposit payable is £330 based on the advertised rent of £1,450pcm. Subject to contract the sum of the holding deposit will be deducted from the first month rent payable. The tenancy deposit payable, will be £1,670 based on the advertised rent of £1,450pcm, unless the applicant opts for the No Deposit Option "REPOSIT" - instead of paying e a cash deposit of £1,038, the applicant would pay a fee to Reposit equal to one weeks rent of £334.62 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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