30

Snowberry Road, Newport, PO30 5EZ

TO LET

£1,450 Per Calendar Month

BCM Wilson Hill

30

Snowberry Road, Newport, PO30 5EZ

#NO DEPOSIT OPTION AVAILABLE WITH THIS PROPERTY# NEW INSTRUCTION & UNDER GOING INTERNAL REDECORATION AND HENCE WHY NO INTERNAL PHOTOS ARE LISTED. UNFURNISHED. 4 BEDROOMS, OFF ROAD PARKING, GARAGE.

THE PROPERTY

This 4 bedroom family home will be newly redecorated prior to any new tenancy and hence why there are no internal photographs available on this listing.

The property is located within close walking proximity to schools, St. Mary's hospital, the town centre and Sainsbury's super market.

Heated by gas central heating and double glazed the property is energy efficient with EPC rating C and complaint with the future minimum rating regime due for to be implemented in October 2029.

The accommodation comprises;

Entrance hall with WC
Spacious kitchen with floor and wall cabinets and integrated oven and hob.
Lounge at the rear of the property with door leading to a rear garden.
Stairs lead to the first floor:
2 double bedrooms.
2 Single bedrooms.
Family bathroom.

Outside
Off road parking for 1 car
Single garage with lockable up and over door.

Services

Electricity, Gas, Water, Council Tax and media are exclusive of the rent. For a company let terms may be agreed to include mains services.

EPC

Rating C

Local Authority

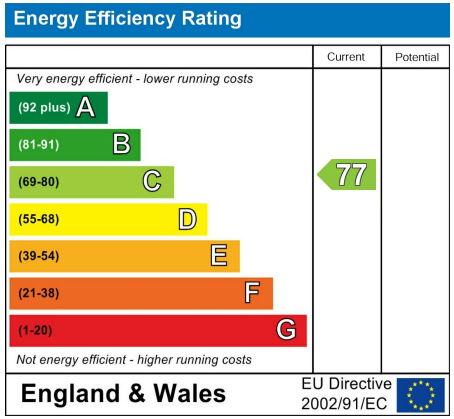
The Isle of Wight Council is the local authority.
Council tax band D

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

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

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

bcmwilsonhill.co.uk

BCM Wilson Hill