17

The Limes, Newport, Isle of Wight, PO30 5FT

TO LET

£1,350 Per Calendar Month

BCM Wilson Hill

17

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#NO DEPOPSIT OPTION AVAILABLE WITH THIS PROPERTY# NEW INSTRUCTION. AVAILABLE NOW. 3 BEDROOM SEMI-DETACHED HOUSE. AMPLE PARKING, UNFURNISHED.

THE PROPERTY

Three bedroom semi-detached house.

Immaculate condition throughout boasting new carpets and freshly decorated, this 3 bedroom family home enjoys a quiet location at the far end of a residential cul-de-sac and just a short stroll to the town centre for a variety of shops, convenience stores, pubs, bars, restaurants and take-aways. Sainsbury's within a 5 minute walk and local schools and St. Mary's hospital all within 20 minutes walk.

Car parking for certainly two cars is provide on a generous drive and both the front and rear gardens are low maintenance, ideal for those with busy lives who enjoy outside space without the hard work.

The accommodation comprises;

Entrance lobby with cloak cupboard, door leading to;
A spacious, light lounge with double doors leading to;
A generous kitchen/diner with sliding glazed doors leading the an enclosed, good sized paved patio garden.
The kitchen provides ample work surfaces including a breakfast bar.
Open plan stairs in the lounge lead to the first floor;
Master double bedroom with built-in wardrobes.
Second double bedroom.
Single bedroom with fixed wooden single bed frame.
Well appointed bathroom with vanity unit and shower over bath.

Outside
Gravelled front garden
Enclosed rear patio garden with two wooden stores and gate to parking.

Services

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

EPC

Rating C

Local Authority

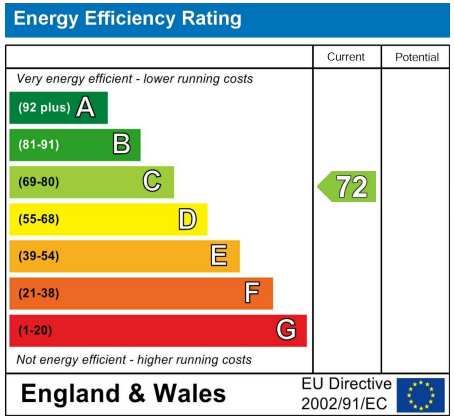
The Isle of Wight Council is the local authority.
Council tax band C

Deposits

Holding deposit payable is £310 based on the advertised rent of £1,350pcm. Subject to contract the sum of the holding deposit will be deducted from the first month rent payable. The tenancy deposit payable, will be £1,555 based on the advertised rent of £1,350pcm, unless the applicant opts for the No Deposit Option "REPOSIT" - instead of paying e a cash deposit of £1,555, the applicant would pay a fee to Reposit equal to one weeks rent of £311.54 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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