29

St. Davids Road, East Cowes, Isle of Wight, PO32 6ED

TO LET

£1,100 Per Calendar Month

BCM Wilson Hill

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#NO DEPOSIT OPTION AVAILABLE WITH THIS PROPERTY# NEW INSTRCUTION - NEWLY REFURBISHED, 2 DOUBLE BEDROOM SEMI DETACHED HOUSE. GAS HEATING, DOUBLE GLAZED, LOW MAINTENANCE GARDEN, UNFURNISHED, AVAILABLE NOW.

THE PROPERTY

Newly refurbished, 2 double bedroom semi detached house positioned along a quiet, 'no-through road', residential street.

St. David's Road is within a short walk to the town centre where a selection of supermarkets, including Waitrose, can be found, together with a selection of boutique shops, nail and beauty studios, cafes, bistro, pubs and coffee shops.

Also in the town is the Red Funnel car ferry terminal for mainland links to Southampton.

The Floating bridge takes you to West Cowes in just a couple of minutes for further shops, bistros, pubs, restaurants and Hi-Speed passenger ferry to Southampton.

East Cowes Marina is also within a short walk where the very popular family dining pub, The Lifeboat, is located enjoying waterfront alfresco dining.

The accommodation comprises;
Front entrance door leads to the lounge with a large bay window flooding the room with light.
Leading to;
A dining room which is open plan to the kitchen, making this a great space for family dining and entertaining.
Stairs lead to a first floor landing;
Master double bedroom at the front of the house spanning the full width of the property.
Double bedroom at the rear of the property.
Spacious bathroom.

Outside
Low maintenance patio garden with large store/workshop. With some upgrading this structure could be converted into a home office.

Unfurnished

Available immediately

Services

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

EPC

Rating D

Local Authority

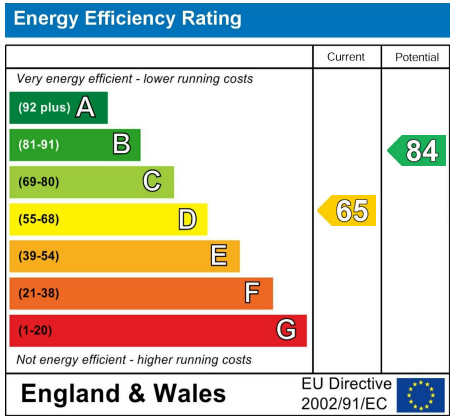
The Isle of Wight Council is the local authority.
Council tax band B

Deposits

Holding deposit payable is £250 based on the advertised rent of £1,100pcm. Subject to contract the sum of the holding deposit will be deducted from the first month rent payable. The tenancy deposit payable, will be £1,265 based on the advertised rent of £1,100pcm, unless the applicant opts for the No Deposit Option "REPOSIT" - instead of paying e a cash deposit of £1,265, the applicant would pay a fee to Reposit equal to one weeks rent of £253.85 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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