1 WHITWELL FARM MAISONETTES

High Street, Whitwell, Ventnor, Isle of Wight, PO38 2PY

TO LET

£900 Per Calendar Month

BCM Wilson Hill

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#PROPERTY RE-AVAILABLE# - NO DEPOSIT OPTION AVAILABLE - NEWLEY DECORATED & PROFESSIONALLY CLEANED. 2 BEDROOM GROUND FLOOR MAINSONETTE. GARAGE EN-BLOC. OUTSIDE CLOTHES DRYING AREA. ALLOCATED GARDEN. UNFURNISHED. AVAILAVLE NOW

THE PROPERTY

Enjoying a secluded location within the charming and popular village of Whitwell, this ground floor maisonette offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms and a welcoming reception room, this property is ideal for a single person, couple or small families seeking a comfortable, energy efficient home.

Recently decorated and professionally cleaned, including the carpets, the interior exudes a fresh and inviting atmosphere. The layout is practical, providing a cosy space for relaxation and entertaining. The maisonette is situated just a short ten-minute drive from Ventnor, where you can enjoy a variety of supermarkets, bars, restaurants, and the beautiful beach. Additionally, the county town of Newport is only twenty minutes away, offering further amenities and services.

One of the standout features of this property is its short walk proximity to a lovely family dining pub, perfect for enjoying meals with friends and family. The maisonette also includes a single garage en-bloc, providing secure parking and extra storage space. A communal area at the rear an outside clothes drying area, adding to the practicality of this home.

This property presents an excellent opportunity for those looking to settle in a friendly village environment while still being close to the vibrant offerings of Ventnor and Newport.

The accommodation comprises;

Entranced lobby with cloak cupboard
Door leading to a spacious L-shaped lounge /diner
Door off leads to a well appointed modern kitchen with electric oven and hob.
Another door off the lounge leads to a hall, off of which;

Master double bedroom.
Single bedroom
Bathroom with shower over the bath and heated towel rail.

Heating
State of the art High Heat Retention Storage Heating

Outside
Allocated, open garden laid to lawn with mature hedging.

Parking & storage
Single garage with lockable door and parking in front

Communal clothes drying area.

Services

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

EPC

Rating C

Local Authority

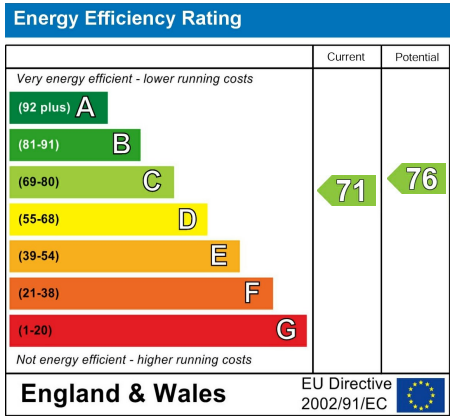
The Isle of Wight Council is the local authority. Council tax band B

Deposits

Holding deposit payable is £205 based on the advertised rent of £900pcm. Subject to contract the sum of the holding deposit will be deducted from the first month rent payable. The tenancy deposit payable, will be £1,035 based on the advertised rent of £900pcm, unless the applicant opts for the No Deposit Option "REPOSIT" - instead of paying a cash deposit of £1,095, the applicant would pay a fee to Reposit equal to one weeks rent of £207.69 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

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