STENBURY LODGE

Godshill Road, Whitwell, Ventnor, Isle of Wight, PO38 2AG

TO LET

£1,700 Per Calendar Month

BCM Wilson Hill

Stenbury Lodge

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COMING SOON - *PHOTOS ARE AI ENHANCED TO REPRESENT THE PROPERTY WHEN THE CURRENT REFURBISHMENT IS COMPLETE. 3 BEDROOM, DETACHED COTTAGE STYLE HOUSE. 2 BATHROOMS, UNFURNISHED, AVAILABLE END SEPT 26.

THE PROPERTY

Commanding a prime position located along Whitwell Road in Godshill, this delightful detached house offers a perfect blend of comfort, style and charm. With three well-proportioned bedrooms, this property is ideal for small families, professional or retired couples or single persons seeking guest accommodation and/or a dedicated home office. The house features a welcoming reception room, perfect for entertaining guests given its open-plan aspect to both the newly fitted kitchen and dining area which opens up via large French doors to a stone patio and lawn beyond to enjoy alfresco dining whilst taking in far reaching views across rolling countryside. For those long winter evenings an impressive stone fireplace with a wood burner provides warmth and cosiness.

The two bathrooms provide convenience and privacy, ensuring that morning routines run smoothly for everyone in the household. The layout of the home is thoughtfully designed, allowing for a harmonious flow between the living spaces.

Two bedrooms on the first floor are served by a family bathroom with shower over the bath and a ground floor bedroom, ideal for house-guests and served by a shower room which has 'jack and jill' access from the utility room also.

The villages of Whitwell and Godshill are almost equidistant and both are known for their picturesque surroundings and friendly community, making it a wonderful place to call home. Whitwell offers a popular family dining pub which is the hub of the village and boasts a friendly and welcoming environment. Godshill is popular with Island visitors with picture postcard thatched cottages, two dining pubs, a Thai restaurant, a convenience store and tea gardens.

This property presents an excellent opportunity for those looking to settle in a tranquil yet vibrant area. With its appealing features and prime location, this detached house on Whitwell Road is sure to attract interest. Don't miss the chance to make this lovely home your own.

*PLEASE NOTE THAT THE PHOTOS WHILST TAKEN OF THE ACTUAL PROPERTY & SURROUNDING GARDEN LAND HAVE BEEN AI ENHANCED TO PROVIDE A VISUAL REPRESENTATION OF THE PROPERTY AS IT MAY APPEAR FOLLOWIING COMPLETION OF THE ONGOING REFURBISHMENT AND EXTERNAL LANDSCAPING. THERE ARE CERTAIN ASPECTS OF THE EXTERIOR LANDSCAPING REPRESENTATIONS THAT ARE FOR ARTISTIC PURPOSES ONLY.

Services

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

EPC

TBA

Local Authority

The Isle of Wight Council. Council tax band D

Deposiit

Holding deposit payable is £390 based on the advertised rent of £1,700pcm. Subject to contract the sum of the holding deposit will be deducted from the first month rent payable. The tenancy deposit payable, will be £1,960 based on the advertised rent of £1,700pcm, unless the applicant opts for the No Deposit Option "REPOSIT" - instead of paying a cash deposit of £1,960, the applicant would pay a fee to Reposit equal to one weeks rent of £392.31 and then £30 per year thereafter - please enquire 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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