8

Rogerson Close, Cowes, Isle of Wight, PO31 7UJ

TO LET

£1,250 Per Calendar Month

BCM Wilson Hill

8

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NEW INSTRUCTION #NO DEPOSIT OPTION AVAILABLE# 3 BEDROOMS, 2 RECEPTIONS, GARAGE, DRIVE. GAS HEATING & DOUBLE GLAZED. UNFURNISHED, AVAILABLE IMMEDIATELY.

THE PROPERTY

Located along a quiet residential close, this delightful three-bedroom house offers a perfect blend of comfort and convenience. The property spans an inviting 775 square feet and features two spacious reception rooms, including a large open-plan lounge and dining area that seamlessly flows into a bright conservatory. This space is ideal for both relaxation and entertaining, providing a lovely view of the low-maintenance deck and patio, perfect for enjoying the outdoors.

The accommodation comprises;
Entrance porch.
Open plan lounge/diner.
Conservatory
Kitchen with gas cooker. Washing machine left for tenant use but under maintenance opt out term.
Stairs to first floor;
Two double bedrooms
One single bedroom,
Bathroom with shower over bath.

Parking & storage
The property benefits from a single garage and ample parking, ensuring that you will never be short of space for your vehicles.

Location is key, and this home does not disappoint. It is conveniently situated close to local schools, a supermarket, and the vibrant Cowes town centre, where you will find a variety of shops, pubs, restaurants, and takeaways to suit all tastes. Additionally, the Hi-Seed passenger ferry link to Southampton is just a short drive or more conveniently take the bus to save parking, providing easy access to the mainland and beyond.

This property is a wonderful opportunity for anyone looking to settle in a quiet community with all essential amenities on their door-step.

Heating
Gas central heating
Double glazed

Available for immediate occupancy

Services

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

EPC

Rating D

Local Authority

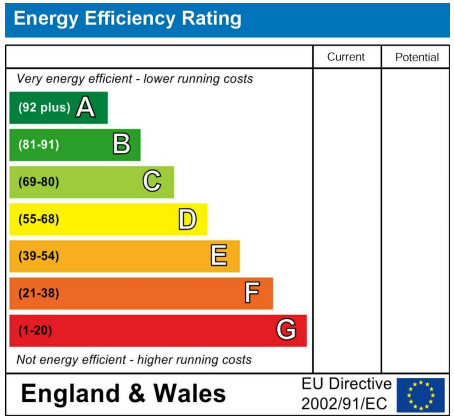
The Isle of Wight Council is the local authority.
Council tax band C

Deposits

Holding deposit payable is £285 based on the advertised rent of £1,250pcm. Subject to contract the sum of the holding deposit will be deducted from the first month rent payable. The tenancy deposit payable, will be £1,440 based on the advertised rent of £1,250pcm, unless the applicant opts for the No Deposit Option "REPOSIT" - instead of paying a cash deposit of £1,440, the applicant would pay a fee to Reposit equal to one weeks rent of £288.46 and then £30 per year thereafter - ask for details.

Pets

Pets considered at landlord 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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