



£1,450 PCM  
3 WEST BANK, GULLY ROAD, SEAVIEW, PO34 5BZ





## A CHARMING 3 STOREY WINTER LET CLOSE TO SEAGROVE BAY!

A great opportunity for those seeking FURNISHED ACCOMMODATION over the autumn/winter period - located minutes from Seagrove Bay and an easy stroll to village amenities, plus less than 10 minutes' drive to Ryde town and mainland ferry links. This TERRACED FAMILY HOME is laid out over 3 floors, offering a charming 24ft 'double' reception room with designated sitting and dining areas, separate kitchen, utility room and downstairs shower room, with the upper 2 floors comprising 4 BEDROOMS (2 x 'doubles'; 2 x 'twins') and bathroom (with shower over). Character features include sash windows and a log burner, with further benefits heating by an air source heat pump and front/rear PATIO gardens.  
Available: Now \* Council Tax Band: D \* EPC Rating: E \* Deposit £1,670.

### ENTRANCE HALL:

Welcoming hall with timber floorboards, stairs (with carpet runner) to first floor. Doors to:

### SITTING and DINING ROOMS: 7.49m x 4.14m max (24'07 x 13'07 max)

A lovely open plan double reception room with designated dining and sitting areas:

#### Sitting Room:

Spacious room with sash window. Radiator. Continuation of timber floorboards flowing through to the dining area. Radiator. Fireplace with inset log burner. Open plan aspect into:

#### Dining Area:

Another comfortable well proportioned room with sash window. Radiator. Return door to Hall.

### KITCHEN/BREAKFAST ROOM: 3.68m x 3.05m (12'01 x 10'0)

Fitted kitchen comprising range of cupboard and drawer units with contrasting work surfaces and breakfast bar. White ceramic 1.5 bowl sink unit. Electric hob with double oven under. Dishwasher. Vinyl flooring. Radiator. Sash window and part-glazed door to rear courtyard. Doorway to:

### UTILITY ROOM:

Extra appliances including washing machine; microwave; tall fridge freezer. Door to:

### SHOWER ROOM:

Modern suite comprising large shower cubicle with aquaboard splashbacks; wash hand basin with mirror over; plus w.c. Heated towel rail. Recessed down lighters. Window.

### FIRST FLOOR LANDING:

Carpeted landing with stairs leading to second floor. Doors to:

### BEDROOM 1: 6.17m x 3.73m (20'03 x 12'03)

A superbly proportioned double bedroom with double glazed squared bay window (with window seat) with lovely sea views. Radiators x 2. Cast iron fireplace.

### BEDROOM 2: 4.60m x 3.71m (15'01 x 12'02)

A large twin bedded room with sash window. Radiator. Cast iron fireplace.

### BEDROOM 3: 3.71m x 3.56m (12'02 x 11'08)

A third large bedroom with southerly sash windows. Radiator.

### BATHROOM:

White suite comprising panelled bath with over head and hand held showers; w.c. and wash basin. Heated towel rail. Obscured sash window.

### SECOND FLOOR LANDING:

Door to:

### BEDROOM 4: 4.29m x 2.72m (14'01 x 8'11)

Loft bedroom with some restricted head height within sloping ceilings. Sash windows offering sea views. Radiator.

### OUTSIDE:

The southerly side of the property offers an open patio seating area, with the rear comprising a private enclosed terrace and path leading to the kitchen door. There is a parking bay off Gully Road.

### USEFUL INFORMATION:

Council Tax Band: D; EPC Rating: E; Deposit: £1,670.

Disclaimer: Measurements are approximate and not to scale. Description of accommodation is as a guide only. Furnishings not listed.

### TENANTS' PERMITTED FEES:

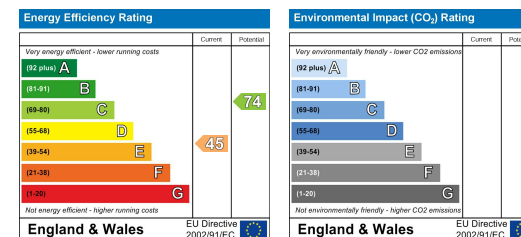
LETTING FEES in accordance with the Tenant Fees Act 2019 (inclusive of VAT)

As well as paying the rent, you may also be required to make the following permitted payments.

Before tenancy starts (payable to Seafields Estates Limited 'The Agent'): Holding Deposit: Equivalent to 1 week's rent (Calculation: Rent x 12 divide by 52 rounded down to nearest £1). Deposit: Equivalent to 5 weeks' rent (as above)

Changes to tenancy agreement at tenant's request, i.e. adding pet: £50 per change; Key replacement if lost

Tenant's request for the early termination of tenancy agreement: liable to pay landlord's costs in re-letting the property as well as all rent until start of the replacement tenancy. During the tenancy (payable to providers) if permitted and applicable: gas, electricity, water, telephone/broadband; TV licence; Council Tax



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