



£1,650 PCM

23 WISHING WELL CLOSE, PONDWELL, RYDE, PO33 1FS



Seafields

EXCEPTIONAL IN QUALITY, FINISH AND PRESENTATION!

This truly impressive 3 BEDROOM, 3 BATHROOM semi-detached house is located within the very SELECT DEVELOPMENT in Pondwell - a most sought after location surrounded by countryside yet a pleasant walk away from the long stretch of beautiful beaches. On first entering the welcoming hallway, the quality, space and light is so very evident. The superbly proportioned accommodation comprises a fabulous OPEN PLAN living/dining room incorporating a stunning top quality kitchen, a separate sitting room (ideal music/play room/office), plus downstairs w.c. and utility room. The 3 first floor double bedrooms all benefit from LUXURIOUS ENSUITES and fitted wardrobes. Set within a good sized corner plot, the very PRIVATE GARDEN includes a substantial shed/store - perfect for bicycles/paddle board/beach gear, etc. Added bonuses include engineered wood flooring, recessed down lighters, UNDER FLOOR HEATING plus an 'in/out' driveway providing ample CAR PARKING.

Council Tax Band: D * EPC: B * Deposit: £1900 * Available 16th June 2025 * Unfurnished

ACCOMMODATION:

The property benefits from solid timber panelled doors to all rooms and recessed down lighters, plus engineered wood flooring which flows throughout the property (except where specified). The solid entrance door with glazed inserts and adjacent side window panels lead to:

ENTRANCE HALL:

A large welcoming hall with carpeted stairs leading to the first floor.

CLOAKROOM/WC:

White suite comprising w.c. and vanity wash basin. Extractor. Obscured window to side.

UTILITY ROOM:

Range of smart wall and base cupboards with contrasting work surfaces incorporating sink unit. Cupboard housing Vaillant gas boiler and the under floor heating mechanisms. Window to side.

OPEN PLAN KITCHEN/LIVING:

A truly fabulous open-plan room with window to side and tri-folding doors opening out to the private garden. Contemporary wall mounted flame effect fireplace. High quality Nolte kitchen comprising excellent range of cupboard and drawer units with Corian work surfaces over. Inset double bowl sink unit with grooved drainer. Integral NEFF appliances to include tall fridge; large induction hob with 'remote' controlled contemporary extractor over; double oven/microwave; dishwasher. Integral Bosch freezer. Door to:

SITTING ROOM:

Very well proportioned and very versatile room (further reception or bedroom) with window to side.

FIRST FLOOR LANDING:

Window to rear. Airing cupboard housing hot water cylinder. Doors to:

MASTER BEDROOM:

A spacious and bright double bedroom with window to side. Door to:

EN SUITE 1:

Luxury suite comprising bath and separate shower cubicle plus vanity wash basin and w.c. Illuminated wall mirror. Heated towel rail. Wood effect tiled flooring. Tiled wall surrounds. Extractor.

BEDROOM 2:

Double bedroom with window to front over-looking neighbouring countryside. Extensive range of part-mirror fronted full width fitted wardrobes. Door to:

EN SUITE 2:

Luxury suite comprising corner shower cubicle, vanity wash basin and w.c. Wood grain effect tiled flooring. Wall tiled surround. Illuminated wall mirror. Extractor.

BEDROOM 3:

A third double bedroom with window to front offering a lovely rural outlook. Door to:

EN SUITE 3:

Again, a quality suite comprising shower cubicle, vanity wash basin and w.c. Heated towel rail. Wood grain effect tiled flooring. Extractor. Illuminated wall mirror.

GARDEN:

Fully enclosed and private garden comprising a large paved patio - perfect for al fresco dining/entertaining - with the rest being mainly laid to lawn with shrub beds. Substantial timber shed - perfect for the storage of garden/beach gear, bicycles/paddleboards/wetsuits. Secure gate leads to driveway.

DRIVEWAY:

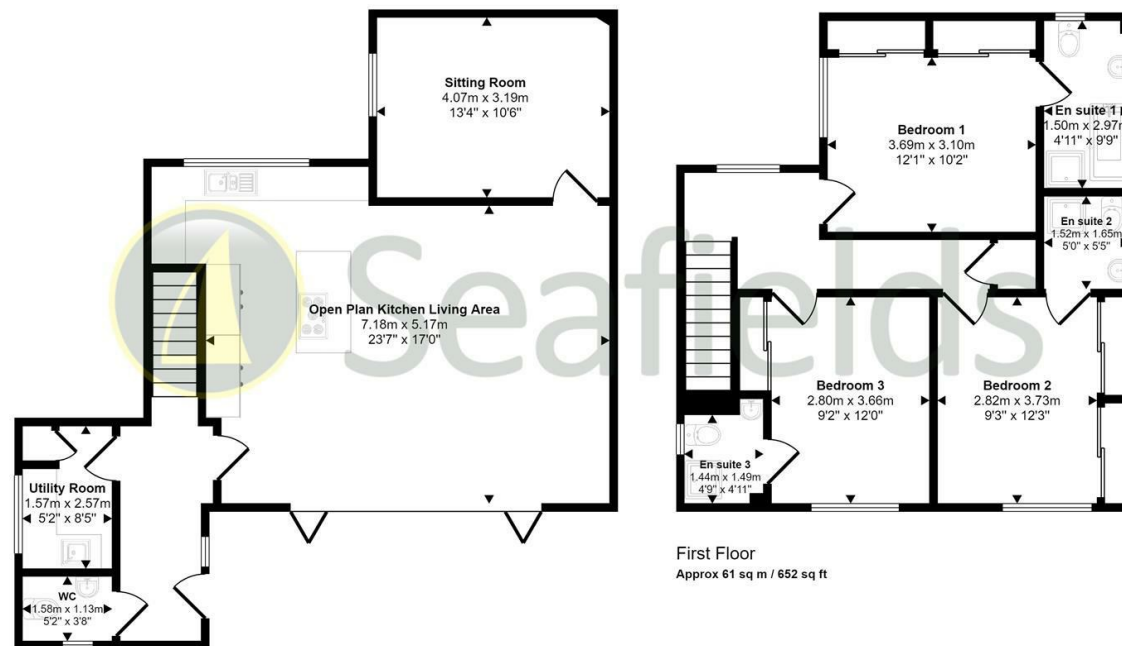
A 'drive in/out' facility, offering ample off-road parking. There is external lighting and tap.

FURTHER INFORMATION:

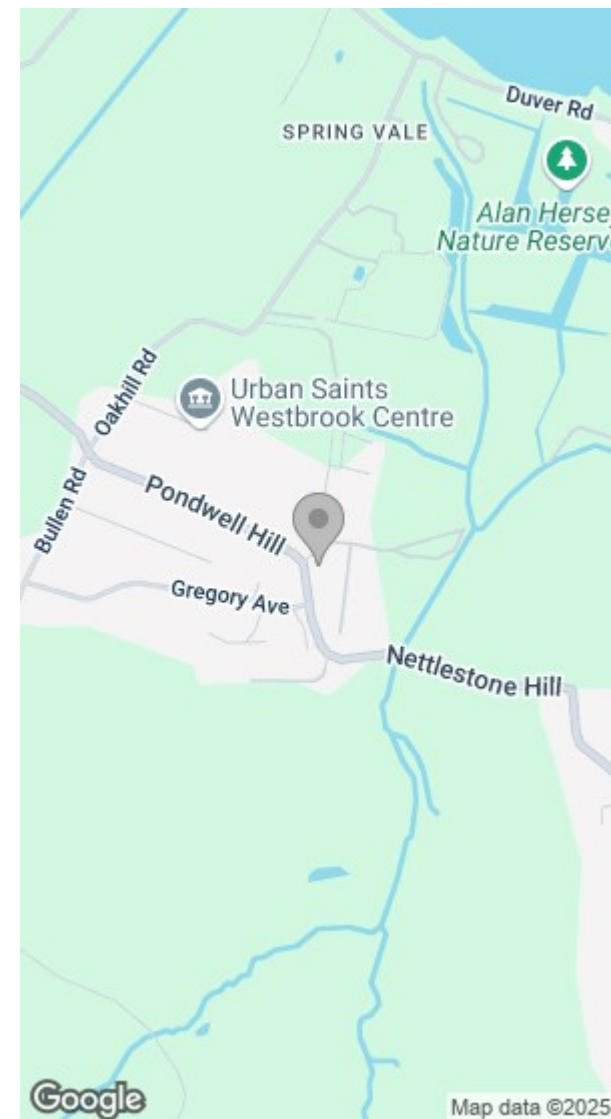
Available from 16th June 25 * Council Tax Band: D * EPC Rating: B
Heating: Gas - under floor heating; Windows: Double glazed; Flooring: Majority engineered wood flooring, plus carpeted stairs and tiled bathrooms.

TENANTS' PERMITTED FEES:

LETTINGS 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.
Permitted payments
Before the 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)
During the tenancy (payable to the Agent)
Any changes to the tenancy agreement at tenants request, to include adding pet: £50 per change
Payment of interest for the late payment of rent at a rate of 3% above Bank of England base rate per day. This will not be levied until the rent is 14 days late.
LOST KEYS and if relevant locks. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).
EARLY TERMINATION: Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.
During the tenancy (payable to the provider) if permitted and applicable
UTILITIES: gas, electricity, water; COMMUNICATIONS: telephone and broadband; Installation of cable/satellite if relevant; subscription to cable/satellite supplier
TELEVISION LICENCE
COUNCIL TAX
Other permitted payments
TENANT PROTECTION:
Seafields Estates Limited is a member of Propertymark Client Money Protection Scheme, and also a member of The Property Ombudsman which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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