



£995 PCM

4 SANDPIPERS OLD SEAVIEW LANE, SEAVIEW, PO34 5EJ

 Seafields

TUCKED AWAY YET MOMENTS FROM SEA SHORE AND VILLAGE AMENITIES!

A most impressive END TERRACE home positioned to the rear of this select development right in the heart of Seaview village - literally minutes to all the village offers, including cafes, bars, shops, church and Yacht Club. The accommodation comprises a superbly proportioned sitting room with archway to a stylish kitchen/diner, with 2 DOUBLE BEDROOMS and a modern white bathroom suite on the first floor. Further benefits include gas central heating, double glazing throughout, some sea views, a PRIVATE REAR PATIO. The extra bonus is the allocated PARKING SPACE adjacent to the house.

Available: Now: Mid July * Deposit: £1145 * Council Tax: C * EPC: D * Pets Considered

ACCOMMODATION:

Accessed via the side, a part glazed stable style UVPC door to porch.

SITTING ROOM:

A welcoming, bright and airy very well proportioned room with laminate flooring and plantation shutters to the front double glazed window. Radiator. Fitted storage cupboard. Carpeted stairs to first floor. Archway to:

KITCHEN/DINER:

A stylish modern kitchen with ample space for a dining table and chairs. Smart range of fitted base and eye level units in high gloss off-white with contrasting grey, Quartz worktop incorporating 1.5 bowl stainless steel sink unit with mixer tap. Integral NEFF induction oven, hob and microwave plus washing machine, tumble dryer and fridge/freezer. Continuation of laminate flooring. Radiator. Part glazed UVPC door and double glazed window with plantation shutters.

FIRST FLOOR LANDING:

Carpeted landing. Airing cupboard housing combination gas boiler. Doors to:

BEDROOM 1:

Good sized carpeted double bedroom with westerly double glazed, deep sill, squared bay window with plantation shutters. Radiator. Built-in double wardrobe plus further over stairs cupboard.

BEDROOM 2:

Double bedroom with double glazed window to rear offering sea views. Radiator. Built-in wardrobe.

BATHROOM:

Modern white suite comprising bath with shower over and screen; wash basin and W.C. Tiled wall surrounds. Laminate flooring. Ladder style chrome radiator. Window to rear with plantation shutters and sea views.

GARDEN:

Situated in an 'end plot', No. 4 benefits from a private L-shaped block paved patio - offering ample seclusion. Timber store shed. Side access.

PARKING:

Accessed via Old Seaview Lane through the archway, there is an allocated car parking space adjacent to No. 4.

TENANTS PERMITTED FEES:

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

As well as paying the rent, tenants may also be required to make the following 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)

Any changes to the tenancy agreement at tenants request: £50 per change; Key replacement if lost

Tenant's request for the 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.

During the tenancy (payable to the provider) if permitted and applicable

Utilities: gas, electricity, water; communications (telephone and broadband); Council Tax

