



£1,750 PCM
TIMSAH, PLAYSTREET LANE, RYDE, PO33 3LJ



A TRULY IMPRESSIVE FAMILY HOME IN SOUGHT AFTER AREA!

A DETACHED HOUSE offering great flexibility - which is also fully accessible for wheelchairs. The well proportioned, gas centrally heated property offers neutral decor throughout and comprises a dining room with doors to sitting room extending into the airy and bright conservatory. Additionally, there is a large kitchen/diner, utility room and downstairs wet room, with the first floor offering 3 BEDROOMS and a family bathroom. Other benefits include a lovely large enclosed REAR GARDEN, driveway PARKING for 2 vehicles, plus a garage (for storage use). A pleasant walk leads to local schools, town amenities, coastal footpath (leading to the beaches) plus the passenger mainland ferry links. Certainly well worth a visit!

Available: Now * Furnished or Unfurnished * Deposit: £2015 * Council Tax: E * EPC: D *

ACCOMMODATION:
Ornate under cover porch area leading to front door with double panelled windows each side.

HALLWAY:
A very inviting large newly painted, carpeted hallway. Modern fitted ceiling lights. Stairs to first floor with fitted stair lift (This can be removed if not required). Large cupboard below. Radiator. Doors to:

DINING ROOM: 3.28m x 3.63m (10'09 x 11'11)
Designated dining room with carpeted flooring and 2 alcoves. Double glazed front window. Radiator. Double folding panelled doors leading to:

SITTING ROOM: 3.53m x 4.88m (11'07 x 16'00)
A good sized carpeted room with double glazed window to side. Gas fire with mantle and shelving. Wall and ceiling lights. Radiator. Double glazed sliding patio doors leading to:

CONSERVATORY: 3.81m x 2.24m (12'06 x 7'04)
Bright and sunny room triple aspect double glazed room with laminate flooring. Roof blinds. French double glazed doors to rear garden (including ramp/step access).

KITCHEN/BREAKFAST ROOM: 5.46m x 2.92m (17'11 x 9'07)
A lovely large kitchen comprising range of fitted wall and base units with contrasting work surfaces over. Free standing electric oven and grill with extractor above. Full sized fridge and separate freezer. Large area for table and chairs. Laminate flooring. Radiator. Large double glazed windows to rear. Panelled door to:

UTILITY ROOM:
Part-brick, part double glazed room comprising washing machine and tumble dryer. Tiled flooring. Door to rear garden (Ramp/step access).

DOWNSTAIRS WET ROOM: 2.74m x 2.29m (9'00 x 7'06)
Comprising quality suite of large shower with pull down seat and rail which is fully accessible for wheelchairs. Wash hand basin and sensor opening w.c. Double storage unit. Heated towel rail. Window to side.

FIRST FLOOR LANDING:
Large carpeted area with double glazed window. Doors to all rooms.

BEDROOM 1: 3.48m x 3.63m (11'05 x 11'11)
Large newly carpeted double bedroom with double glazed window to rear. Excellent range of fitted cupboards and wardrobes. Upper shelving. Radiator.

BEDROOM 2: 2.34m x 3.28m (7'08 x 10'09)
Another large carpeted double bedroom with double glazed window to front. Built in wardrobes and dressing table. Radiator.

BEDROOM 3: 4.88m x 3.53m (16'0 x 11'07)
A third carpeted bedroom with double glazed window to rear. Built in wardrobe, dressing table and drawers. Radiator.

FAMILY SHOWER ROOM: 2.34m x 2.26m (7'08 x 7'05)
A bright room comprising modern suite of large shower cubicle; vanity wash hand basin with mirror and sensor lighting; low level w.c. Recessed down lighters. Heated towel rail. Vinyl flooring. Double glazed window to front.

OUTSIDE:
Set back from the road, there is a part walled front garden which is mainly laid to lawn with pathway leading to entrance door. Side access to the lovely large enclosed rear garden comprising paved patio plus large lawn - with established borders. Raised beds for plants/vegetables. Greenhouse and barbecue area. A driveway provides parking for 2-3 vehicles. There is a garage for storage use only.

DISCLAIMER:
Measurements are approximate and not to scale.

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 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 early termination of tenancy. During the tenancy (payable to the provider) if permitted and applicable: Utilities: gas, electricity, water; Communications: telephone and broadband; Installation of cable/satellite; Television licence; Council Tax.

