



£875 PCM

4, CARINA HOUSE MADEIRA ROAD, SEAVIEW, PO34 5BA





OFFERING AMPLE COMFORT & CONVENIENCE

Right in the centre of Seaview village, a FULLY FURNISHED FIRST FLOOR FLAT offering superb sea views. The accommodation offers a lovely dual aspect sitting room, separate large modern kitchen/diner with dining table/chairs and white goods, 2 BEDROOMS (a double and a bunk bedroom) plus a bathroom and separate shower room. The property also benefits from double glazing, gas central heating, a parking bay plus WIFI. Just moments from the community shop, village amenities and beaches.

Available 20th October for 6 Months \* Deposit: £1005 \* Council Tax Band C \* EPC C

ENTRANCE:

Steps up to door into communal entrance hall. Private door to No. 4 with stairs leading to landing.

LANDING:

Painted wood flooring (with runner). Storage cupboard. 'Hive' thermostat. Doors to:

SITTING ROOM: 5.28m into bay x 4.09m (17'4 into bay x 13'5)

Lovely bright dual aspect room with double glazed bay windows to side and front - offering wonderful sea views. Radiator. Living room furniture.

KITCHEN/DINER: 4.45m x 3.84m (14'7 x 12'7)

Well proportioned kitchen/diner comprising modern range of cupboard and drawer units with timber work surfaces over. Painted dresser. Appliances to include SMEG fridge freezer, Kenwood Range cooker with 5 ring hob. Butler sink. Double glazed bay window to rear. Radiator. Dining table and chairs.

BEDROOM 1: 4.11m x 3.78m (13'6 x 12'5)

Large double bedroom with double glazed window to side. Radiator. Wardrobe. Double bed and bedside cabinets. Wash hand basin.

BEDROOM 2: 2.77m x 1.96m (9'1 x 6'5)

Bunk bedroom with window offering lovely sea views. Chest of drawers and bunk beds.

BATHROOM: 2.64m x 1.68m (8'8 x 5'6)

Bathroom suite comprising bath with shower over. Wash hand basin & low level w.c. Heated towel rail. Obscured double glazed window to rear.

SHOWER ROOM:

Fully tiled shower cubicle and sky light window offering natural light. Shelving.

PARKING:

Accessed from the rear of Carina House, there is space for one vehicle.

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)

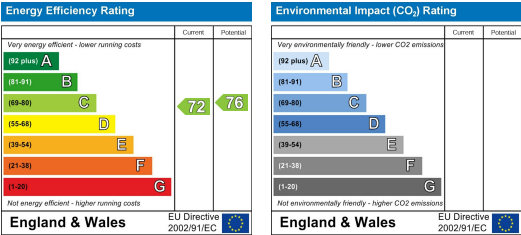
Any changes to the tenancy agreement at tenants request, £50 per change; Key replacement if lost

Tenant's request for the early termination of the tenancy agreement:

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; Television



Tel: 01983 812266

Web: [www.seafieldsproperty.co.uk](http://www.seafieldsproperty.co.uk)

Email: [info@seafieldsproperty.co.uk](mailto:info@seafieldsproperty.co.uk)