



£875 PCM

44A SOLENT VIEW ROAD, SEAVIEW, ISLE OF WIGHT, PO34 5HX



Seafields



SO NEAR TO SEAGROVE BAY!

This delightful ANNEXE is in an excellent location just a short walk from the long stretch of beaches of Seagrove Bay and Priory Bay - an easy walk to the Nettlestone and Seaview village amenities/shops/eateries. The accommodation comprises a sitting room, kitchen, 2 DOUBLE BEDROOMS and shower room and further benefits from double glazing, gas central heating, a PATIO GARDEN and off-street PARKING for one car.

Available: Now \* Deposit: £1005 \* Council Tax Band: A \* EPC Rating: E

ENTRANCE:

UPVC door to rear of property, opening into kitchen.

KITCHEN: 2.64m x 2.79m (8'8 x 9'2)

Brand new kitchen with tiled floor, integrated electric oven, hob, washing machine and fridge. Window to rear aspect over looking garden. Electric heater. Opening into hallway, with arch leading to:

LIVING ROOM: 2.36m x 4.11m (7'9 x 13'6)

Cosy carpeted living room, UPVC window to side aspect and patio doors to rear garden. Wall & ceiling lights. TV & phone points.

BEDROOM 1: 5.26m x 2.54m max (17'3 x 8'4 max)

Large carpeted double bedroom with 2 UPVC windows to side & front with side view of sea. Radiator.

BEDROOM 2: 2.36m x 3.58m (7'9 x 11'9 )

Carpeted double bedroom with 2 UPVC windows to front & side aspect. View of sea to side. Radiator

SHOWER ROOM: 2.54m x 1.32m (8'4 x 4'4 )

New fitted suite, comprising of curved shower cubicle, w.c and wash basin. Heated towel rail, window to rear.

GARDEN:

Sunny, easily maintained, enclosed patio garden to rear.

PARKING:

Driveway parking for 1 car.

PERMITTED TENANT FEES:

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

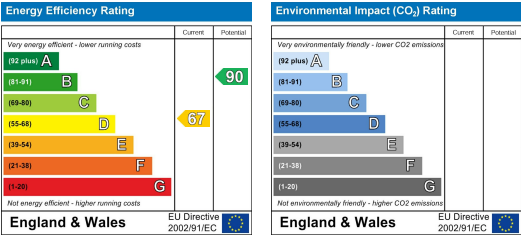
As well as paying the rent, tenants may also be required to make the following permitted payments.

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, to include adding pet: £50 per change; Key replacement if lost

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

During the tenancy (payable to the provider) if permitted and applicable: gas, water electrics, television licence, council tax, cable/satellite if relevant



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