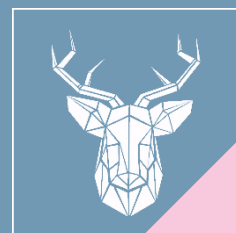




Solent View Road

Gurnard

Monthly Rental Of £1,100



A beautifully appointed FURNISHED - 2 Bedrooms, large kitchen/diner and wonderful garden - All with wonderful sea views to the rear. AVAILABLE JULY 1st 2025

- 2 BEDROOM HOUSE - FURNISHED LET
- LONG OR SHORT TERM TENANCIES CONSIDERED
- DEPOSIT £1265
- AVAILABLE JULY 1st
- EPC - D
- COUNCIL TAX -TBC



2 Bedroom Semi Detached House

Sitting Room 12' 6" x 8' 10" (3.8m x 2.7m)

A front aspect reception with bay window.

Lounge/Kitchen/Diner 23' 0" x 12' 4" (7.0m x 3.75m)

A large open plan family size space - arranged to provide a spacious dining area and well appointed kitchen with views and access onto the garden.

Bedroom 1 12' 3" x 10' 10" (3.73m x 3.3m)

A large front aspect double bedroom.

Bedroom 2 10' 10" x 9' 2" (3.3m x 2.8m)

A rear aspect double bedroom - with lovely views down the garden and onto the Solent.

Bathroom

Complete with a white suite to include, panelled bath with shower over, w/c and basin. Views of the sea.

Outside

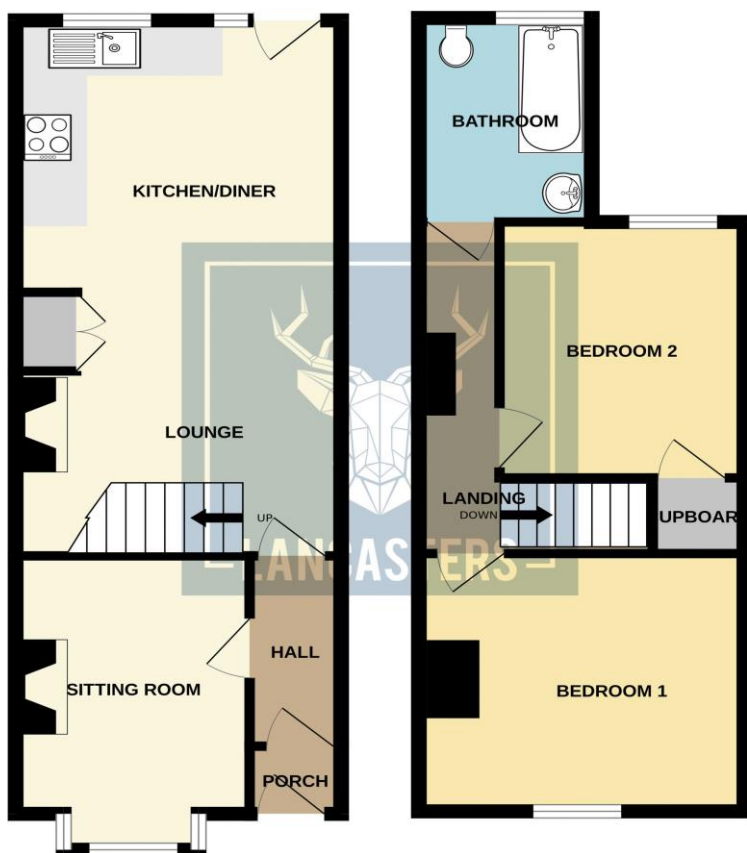
The property at the rear has a long garden with patio out from the house and lawn. All with a stunning sea view backdrop.

PLEASE READ

Prospective tenants are required to have a combined income of at least 2.5x the rent to pass affordability checks. If tenant income does not meet this threshold and/or they have poor credit history they may be required to provide a Guarantor. Guarantors are required to have an income of at least 3x the rent to pass affordability checks, plus no negative credit history. Based on the advertised rent of: £1100pcm, the income thresholds are: Tenant(s): £33,000 per year or Guarantor: £39,600 per year. We do not discriminate on where income comes from - earnings, benefits, pensions, investments etc are all treated equally.

GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.

1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Go to: [Lancasters.org](https://www.lancasters.org)
Select the 'Links' tab
Press: 'Tenant Application Form'

Isle of Wight 01983 209020
Osborne Court | The Parade | Cowes | Isle of Wight | PO31 7QS

We need one form completed for EACH adult
Thank you

These particulars do not form part of any contract. The agent has not undertaken any form of survey on the property or checked any services. If you decide to proceed we advise you undertake your own enquiries via suitably qualified professionals.