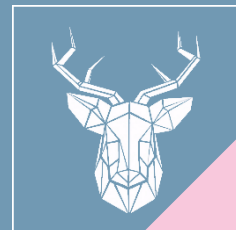




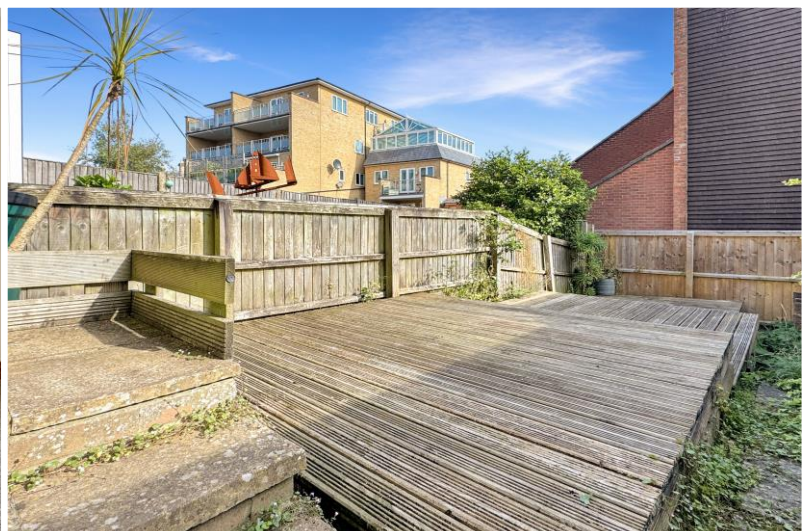
# West Hill Road

Cowes  
Monthly Rental Of £1,400



This super townhouse is located in the popular Westhill Road- a stone's throw from the marina and the centre of Cowes with convenience stores, restaurants and the high speed Redjet service to Southampton all just a few minutes walk away. Its accomodation is arranged over three levels, with 3 double bedrooms and a 38' plus foot top floor open plan reception rooms with kitchen, and a balcony with Solent views. There is also driveway parking for two cars. View as soon as possible, this WILL NOT be available for long!

- AVAILABLE NOW
- 3 BED TOWN HOUSE & PARKING
- DEPOSIT £1615
- LONG LET
- UN - FURNISHED
- EPC - C / COUNCIL TAX - D



# 3 Bedroom Terraced House

Entrance Hallway  
Under stairs storage.

Utility Room 1.96m x 1.83m  
Very useful with base kitchen unit with inset one and a half bowl sink and drainer with mixer tap over. Space and plumbing for washing machine.

Cloakroom  
Fitted with a white suite comprising low level WC and wall mounted wash basin. Extractor fan.

Bedroom 3 3.53m x 3.2m  
A good size double room with double glazed patio doors leading out to the pretty garden at the rear.

Bedroom 2 3.6m x 3.52m  
A great size double room with double glazed window looking to the front.

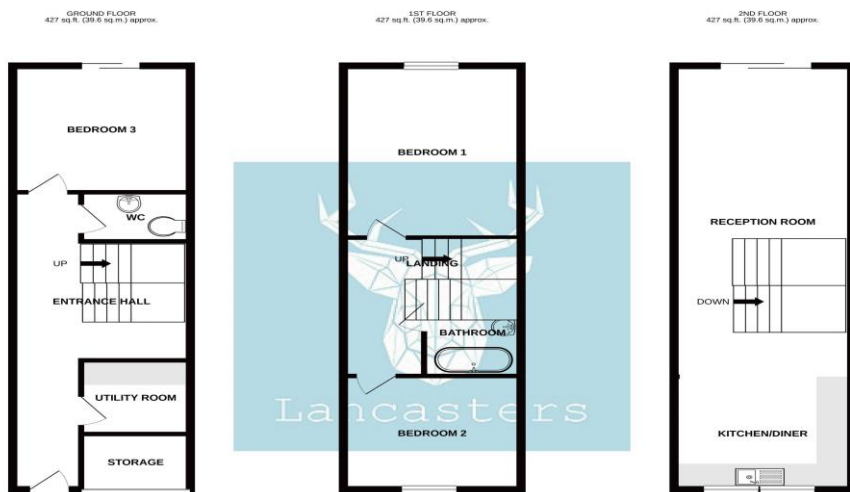
Master Bedroom 4.69m x 3.54m  
A generous double room with double glazed window offering Solent views.

Landing  
Open plan living space 11.68m x 3.54m  
Open plan, some 38 feet plus in length with kitchen and dining area to one side and sitting room at the other, with double glazed patio doors leading out to a balcony with great views of the Solent from the sitting area. The kitchen is fitted with a good range of base and wall units with solid wood work surface over, incorporating a contemporary square shaped basin and drainer. Integral appliances include 'AEG' double oven, five ring gas hob and dishwasher. Space for tall fridge freezer.

Bathroom  
Fully tiled and fitted with a white suite that comprises panel bath with shower over and glass shower screen, low level WC and pedestal wash basin. Extractor fan.

Outside  
To the rear of the property there is a terraced garden with decked levels and side steps down to an area perfect for barbeques. The garden is accessed by the bedroom on the ground level. To the front is concrete driveway parking for two cars parked in tandem. There is an outside store measuring 3.097 metres x 2.446 metres with up and over garage style door to the front of the property.

**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: £1400pcm, the income thresholds are: Tenant(s): £42,000 per year or Guarantor: £50,400 per year. We do not discriminate on where income comes from - earnings, benefits, pensions, investments etc are all treated equally.



TOTAL FLOOR AREA: 1280 sq ft (118.9 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Information on this advertisement is for illustrative purposes only and should be used as a guide for the prospective purchaser. The terms, conditions and appliances shown herein are not intended and no guarantee is given by the advertiser. ©2020

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

Isle of Wight 01983 209020  
65 High Street | Cowes | Isle of Wight | PO31 7RL

We need one form completed for EACH adult  
Thank you