



National
Trust

London & South East
To let

Wydcombe Lodge, Whitwell, Ventnor,
Isle of Wight, PO38 2NY
£1200 per calendar month



A two bedroom thatched lodge situated on the edge of Wydcombe Park on the Isle of Wight. The lodge offers two bedrooms, living room, kitchen, dining room, bathroom, garage and gardens. The property is available from November. The property is unfurnished. Pets will be considered and can be discussed on application.





The Property

Wydcombe Lodge is a former lodge house nestled in a picturesque valley on the Wydcombe Estate, surrounded by fields with the villages of Niton and Whitwell close by. It enjoys peaceful surroundings and wonderful views, sharing the valley with just a handful of neighbours. Public footpaths cross the Wydcombe Estate and the adjacent land is let to tenant farmers for grazing sheep and cattle.

The lodge offers accommodation on one floor and would be best suited to a couple or single occupier.



Directions

From Ventnor:

Take the Marlborough Road to onto the A3055. Bear left into Whitwell Road signposted towards Whitwell (A3055) and follow this road for approximately 3.5 miles. Upon reaching Whitwell, turn left into Southford Lane. At the T-Junction turn right into Newport Road. Turn right into Wydcombe Park and follow the track along and upon reaching the cottages in the centre of the park, bear left where you will find the driveway into Lacey in front of the cottage.

For users of satellite navigation, please use the postcode PO38 2NY

What3Words location: [///bedrooms.react.trickster](https://www.what3words.com/PO382NY)

The National Trust

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties, and it could not deliver its core objectives without the support of its thousands of tenants and volunteers.

The successful tenant will receive Tenant-Custodian membership of the National Trust which entitles them to free access to Trust properties across England and Wales.

The Accommodation:

Rear Entrance Lobby/Boot Room

Leads in to kitchen and utility room

Utility

Window to side, butler sink with drawer below, wood worktops, space for appliance, modern storage heater

Kitchen

A modern fitted kitchen with high and low level units with wood worktops over, space for cooker with extractor hood above, space for further appliance, sink unit with drainer, window to rear and door to rear lobby, modern storage heater

Dining Room

Window to rear, door leading to bathroom and living room, modern storage heater

Bathroom

Window to rear, modern suite comprising panel bath with electric shower over, pedestal sink, WC, extractor fan, tiled surrounds

Living Room

Former front door (not currently used), two windows to front, feature fireplace (not in use), modern storage heater, doors leading to bedrooms

Bedroom 1

Window to front, modern storage heater

Bedroom 2

Window to front, modern storage heater

Outside

To the front there is a small garage/store and gravel driveway. There is gated access from the driveway leading to the rear garden which is mainly laid to lawn. There is a small piece of land towards the rear of the garden which is currently 'wild' with scope to improve.

Outgoings and Services

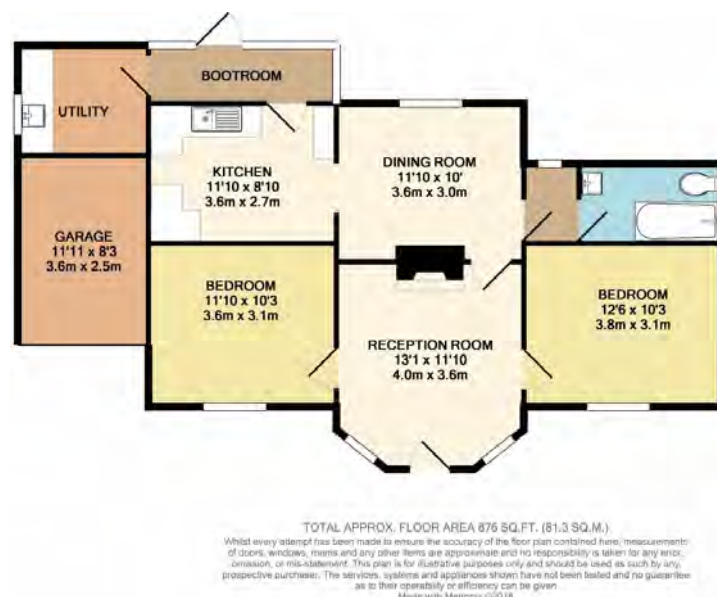
The property benefits from mains electricity, water and is connected to a private sewage system.

TV and Internet connection must be organised by the tenant.

The tenant is responsible for all outgoings relating to the property.

Council Tax

The tenant is to pay Council Tax. The property is in Band D for Council Tax and is payable to Isle of Wight council.



Energy Performance Certificate

An Energy Performance Certificate is available for this property in accordance with the Energy Performance of Buildings Regulations.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

The Tenancy

Term

The property is available to let under an Assured Shorthold Tenancy for an initial term of 6 months, after which there could be an opportunity for the term to be extended.

Rent

The prospective tenant is asked to pay £1200 per calendar month. The rent is to be payable by Direct Debit monthly in advance with the first payment being made on the commencement of the tenancy.

Rent reviews

The National Trust carries out rent reviews of the property every two years to open market value.

Deposit

The Tenant will not be required to pay a deposit or a holding deposit

Insurance

The National Trust will be responsible for insuring the building, but the Tenant will be responsible for insuring the contents

Repairing Responsibilities (Summary)

The Trust will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration.

The Tenant will be responsible for internal repairs and decoration, garden, fences, drives, the cost of servicing appliances.

Sub Letting

The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.

Pets

Tenants must seek the landlord's permission for any animals or birds to be kept at the property.

National Trust tenants

As a tenant of the National Trust, you'll receive a free 'tenant pass' throughout the duration of your tenancy. This means that you, your children (under 18) and one other adult can visit the places we care for, for free. You'll also receive a National Trust Handbook to help you plan your days out, a copy of the National Trust Magazine and a free parking permit for when you visit us.

It's important to know that the income we make from the places we let plays an essential role in funding our conservation work. It protects nature, beauty and history for generations to come.

We're keen to build long-lasting tenant-landlord relationships that bring stability and longevity to your plans and ours. We know that tenants have high expectations of their National Trust rental property, but we also expect them to look after the property as if we were looking after it. That's because being a National Trust tenant means looking after a piece of history. It means being a custodian of a building. And it means helping to protect it for the next generation.

Viewings and Further Information

Viewings

Viewings strictly by appointment only.

Contact Amie Cox on
amie.cox@nationaltrust.org.uk
for more information.

GDPR

Our full Privacy Policy can be found online at
<https://www.nationaltrust.org.uk/features/privacy-policy>

As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of a Tenancy.

For further information about being a National Trust tenant, you can visit us online at www.nationaltrust.org.uk/tenants

Tenant Fees Act 2019 – National Trust Permitted Payments Schedule – 1st June 2019

Permitted Payment	Notes
Deposits	Whilst the receipt of a deposit is a permitted payment under the Tenant Fees Act 2019, for organisational reasons, we do not currently take deposits or holding deposits for our residential lettings.
The Rent	The agreed rent for the property is a permitted payment and payable as per the terms of the Tenancy.
Utilities (Water, Gas, Electricity, Septic Tank)	Tenant/s will be responsible for the payment of Utilities. Where forming part of the letting and as set out in the Tenancy agreement, we may recharge a utility supply to a residential property, including the proportional element of any standing charges and VAT if appropriate. Where properties are not connected to mains drainage, we may recharge the proportional costs of emptying the septic tank to the Tenant/s. In line with the Tenant Fees Act 2019, we may also add an administration charge for Water at £5 per annum for a property without a meter and £10 for a property with a meter.
Council Tax	Tenant/s will be responsible for the payment of council tax. Although these situations are uncommon, we may pay these and recharge these costs to Tenants where appropriate.
Telecoms/Broadband	Tenant/s will be responsible for the payment of their supply of communication costs such as Telecoms and Broadband. The sub-recharging of communications costs such as telephone and broadband are a permitted payment under the Tenant Fees Act 2019, although these situations are uncommon we may recharge these costs to Tenants where appropriate.
Fee for Variation of Tenancy	When requested by the Tenant/s, capped at £50, or reasonable costs incurred if higher as permitted by the Tenant Fees Act 2019.
Early Termination of Tenancy	Where the Tenant/s request the tenancy is terminated early, we may ask the Tenant/s to pay the costs associated with re-advertising the property. The Rent will remain payable until a new Tenancy commences. The costs charged will not exceed the loss or reasonable costs incurred by the Trust.
Default Charges	We may charge interest on late rental payments at the rate set out in Schedule 1, paragraph 4(5) of the Tenant Fees Act 2019