

QUAINTWAYS

Downend, Blackwater, Newport, Isle of WIght, PO30 3BQ

TO LET

£1,775 Per Calendar Month

BCM Wilson Hill

Quaintways

Downend, Blackwater, Newport, Isle of WIght, PO30 3BQ

FULLY INCLUSIVE, SHORT-TERM TEMPORARY SERVICED ACCOMMODATION FOR WINTER 26/27. FULLY FURNISHED AND EQUIPPED charming character cottage style house. HEATING, ELECTRICITY, WATER, RATES & BROADBAND INCLUDED in licence fee of £1850pcm.

THE PROPERTY
SHORT-TERM TEMPORARY SERVICED ACCOMMODATION FOR WINTER 26/27.

FULLY FURNISHED AND EQUIPPED
MONTHLY LICENCE FEE FOR THE ACCOMODATION = £1,775pcm pcm INCLUDES ELECTRICITY, OIL HEATING, WATER, RATES & BROADBAND PLUS a MONTHLY BASIC CLEANING OF THE ACCOMMODATION & GARDEN MAINTENANCE.

Quaintways is a delightful and charming period cottage style house located in a private, secluded rural location just 10 minutes drive from Newport town centre, the hospital and just a further 10 minutes to Cowes for Hi Speed passenger connection to the mainland.

Furnished and equipped, Quaintways offers a perfect blend of comfort, style and charm. With three well-proportioned bedrooms, (two doubles and a triple room with bunks and singe bed) this property is ideal for small families, professional or retired couples or single persons seeking short-term temporary serviced accommodation for the winter months of 26/27 and suiting those between selling and buying property, on a short-term job relocation or having remedial works completed to their own home. Would ideally suit a company looking to complete a short-term project on the Isle of Wight.

This property will not be suitable for those seeking a permanent residence.

The house features a welcoming flag stone entrance hall, off of which there is the style fully integrated kitchen and the cosy, comfortable lounge/diner perfect for relaxing and entertaining. A door leads from the lounge/diner to a covered outdoor seating area, ideal for entertaining alfresco and which lead to a walls garden laid to lawn and mature shrubbery.

Stairs leading from the entrance hall to a first floor landing to access;

The master double bedroom
Second double bedroom
Bunk and single bed room
Family bathroom boasting a separate shower enclosure
Separate WC and wash basin

Quaintways presents an excellent opportunity for those seeking short-term temporary serviced accommodation over the winter months whilst enjoying charm, style and a tranquil setting. With its appealing features and prime location, Quaintways is sure to attract interest.

Services
Oil (heating fuel), Electricity, Water, Rates, Broadband & a monthly basic clean of the accommodation and garden maintenance is included within the TOTAL monthly payment of £1,775pcm for the occupancy of this serviced accommodation.

The temporary occupancy will be structured on a short-term licence to occupy and not under an Assured Periodic Tenancy or any other form of tenancy agreement. In order to maintain the licence status, access to the accommodation will be required within every 31 day period to complete garden maintenance and a basic clean of the serviced accommodation. The licence arrangement will grant permission to occupy the accommodation as temporary serviced accommodation and will in no way create any landlord and tenant relationship.

The occupier will have the right to occupy this temporary, serviced accommodation under the terms of the licence agreement only.

Prospective licensees will be required to complete the appropriate application and eligibility checks and enter into the Licence to Occupy agreement before the occupation commences.

EPC
Rating E

Local authoirty
The Isle of Wight Council is the local authority.

Deposits
A deposit of £400.00 will be payable upon submitting an application for a licence to occupy. Subject to the licence being granted, the sum of the deposit will be deducted from the licence fee payable for the licence period. A security deposit of £2,045 will be payable and held against the licensee's performance.



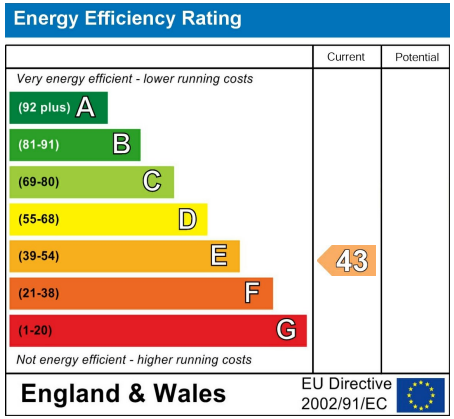












IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact

2: Applicants must rely on their own enquiries by inspection or otherwise on all matters

3: The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property

4: Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed

5:Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them

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