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The Meadow, East Cowes, Isle of Wight, PO32 6FD

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£1,290 Per Calendar Month

NEW ASKING RENT# #NO DEPOSIT OPTION AVAILABLE# 3
BEDROOM SEMI DETACHED FAMILY HOME. UNFURNISHED. OFF
ROAD PARKING. AVAILABLE 2 NOVEMBER.

THE PROPERTY

Situated in a quiet cul-de-sac off Kingslea Park, a mile away from the centre of East Cowes on the north side of the Isle of Wight. East Cowes is a popular residential area with shops, a medical centre and ferry connections to Southampton, all a mile away. Schools can be found within a fifteen minute walk and the Medina river with boating opportunities, is only a few minutes away.

The accommodation comprises;
A covered porch with part-glazed front door opens into a hallway with access to all reception rooms, the kitchen and the WC. A staircase leads from here up to the first floor.

Lounge - a large room with a bay window at one end. This opens onto the dining room allowing for entertaining family and friends in one large space.
Dining Room - This has access to the kitchen and a set of double doors lead out onto a patio area overlooking the garden.

Kitchen - a shaker style kitchen with a range of base and wall cabinets .
Stainless steel sink and drainer and

worktops. Single oven with gas hob and in-built extractor fan. Vinyl flooring and attractive cream tiles compliment this light and airy space. Door with access to outside.

Sep. WC - Neatly fitted under the stairs with sink. Extractor fan for ventilation.

Stair lead to first floor

There are three bedrooms and a family bathroom on this floor.

Bedroom 1 - A double room with a large window overlooking the front of the house.

Bedroom 2 - A double bedroom with a window overlooking the garden to the rear of the house.

Bedroom 3 - A good sized single bedroom, perfect as home office or child's bedroom overlooking the garden.

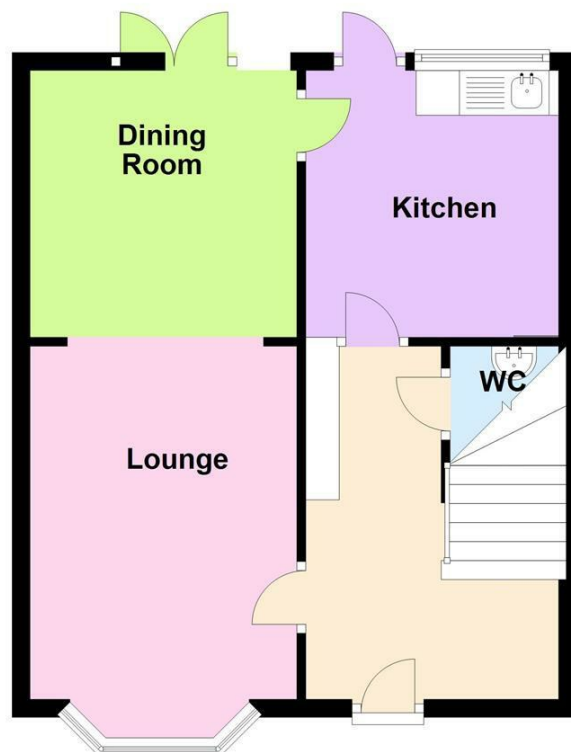
Family bathroom - bath with shower over, WC and was basin.

Outside

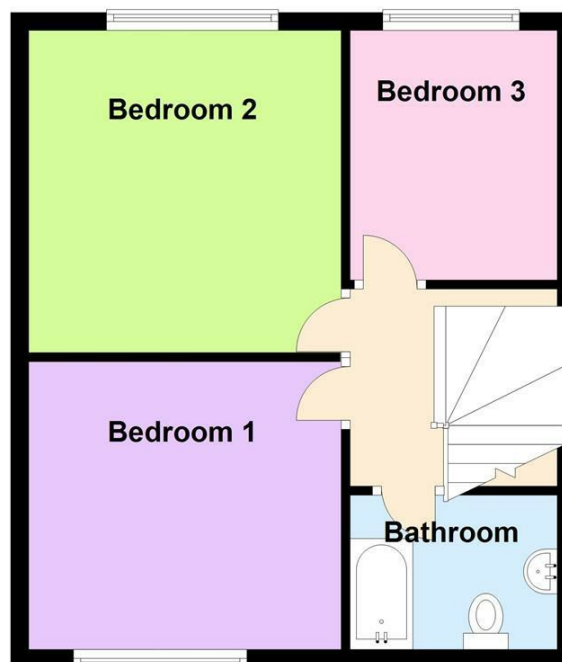
There are gardens to the front and rear of the property. The garden at the rear of the property is bordered on three sides by a tall wooden fence providing privacy from the neighbouring



Ground Floor



First Floor



properties. A deck offers the perfect spot for outdoor dining.

Parking

Drive providing off road parking

Services

Gas, Electricity, Water, Council Tax and media are exclusive of the rent.

EPC

Rating C

Local authority

Isle of Wight Council

Deposits

Holding deposit payable is £295 based on the advertised rent of £1,290pcm. Subject to contract the sum of the holding deposit will be deducted from the first month rent payable. The tenancy deposit payable, will be £1,485 based on the advertised rent of £1,290pcm, unless the applicant opts for the No Deposit Option "REPOSIT" - instead of paying a cash deposit of £1,485, the applicant would pay a fee to Reposit equal to one weeks rent of £297.69 and then £30 per year thereafter - please enquire for details.

Pets

Pets will considered at the landlords discretion

IMPORTANT NOTICE

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

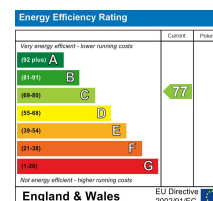
1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact

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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