

ROEBECK COUNTRY PARK

Gatehouse Road, Ryde, Isle of Wight, PO33 4BP

TO LET

£1,250 Per Calendar Month

BCM Wilson Hill

Roebeck Country Park

Gatehouse Road, Ryde, Isle of Wight, PO33 4BP

SHORT TERM WINTER SERVICED ACCOMMODATION - FULLY FURNISHED & EQUIPPED. SERVICE CLEAN & LINEN CHANGE ONCE A MONTH. AVAILABLE NOW UNTIL MID MARCH '27. HOT TUB. PARKING. SUIT COMPANY LET, SHORT TERM SECONDMENT OR BETWEEN SELLING & BUYING

THE PROPERTY
SHORT-TERM TEMPORARY SERVICED ACCOMMODATION FOR WINTER AVAILABLE NOW, FIXED TERM UNTIL 13 MARCH 2027. FULLY FURNISHED AND EQUIPPED

MONTHLY LICENCE FEE FOR THE ACCOMMODATION = £1,250pcm
PLUS £450pcm utility & service contribution to INCLUDE ELECTRICITY, BOTTLED GAS, WATER, RATES & BROADBAND PLUS a MONTHLY BASIC CLEANING OF THE ACCOMMODATION & GARDEN MAINTENANCE.
TOTAL MONTHLY SUM PAYABLE FOR THE SERVICED ACCOMMODATION £1,700pcm..

The Lodge is a detached lodge, fully furnished and equipped, located on a peaceful country park, on the outskirts of Ryde. Its is available only for those seeking short-term temporary serviced accommodation on a license basis from immediate effect until 26 March 2027. Length of term 2 - 6 months. The property will be cleaned once a month and the lined and towels changed once a month.

Three bedrooms, sleep up to 6 persons with the accommodation comprising;

Steps up from the parking bay lead large wrap-around deck.

Entrance door leads to a utility lobby with wall and floor storage cupboards, washer/dryer. Door to living area.

Open Plan Living Space – large sliding glazed doors opening onto the deck with hot tub (T&Cs apply for hot tub inclusion & use)

Kitchen Area – Modern fitted kitchen with wall and floor cabinets. Gas oven, grill & hob. Integrated fridge freezer. Kitchen fully equipped including toaster, and microwave oven.

Dining Area – Table and 6 chairs open plan to living and kitchen areas.

Living Area – Comfy sofas and chairs with feature fireplace feature and wall mounted smart TV.

Master king-size bedroom with ensuite shower room, walk-in wardrobe, dressing table and mirror. Wall mounted smart TV. Door to ensuite shower room.

Ensuite Shower Room - Corner shower enclosure. W/C. Vanity unit with wash-hand basin and mirror over.

Family Shower Room – Corner shower enclosure. W/C. Vanity unit with wash-hand basin and mirror over.

Twin Bedroom - Two Single beds with a bedside cabinet. Wardrobe. Mirror. Wall-mounted smart TV.

Double Bedroom – Double bed with bedside cabinets. Dressing table and mirror. Wall mounted smart TV.

Outside – Parking for two small/average size vehicles. Decking with sunken hot tub and outside seating.

This is a no smoking property including E-cigarettes

The Lodge is fully furnished and fully equipped and the licence fee payable is fully inclusive of all utilities & services, a basic clean of the interior of the accommodation and garden maintenance in every 31 days.

Services
Heating, Electricity, Water, Council Tax, Media & Gardening included within the monthly 'rent', officially referred to in the instance of the occupancy of this serviced accommodation as a 'licence fee'.

Licence fee £1,250pcm.
The monthly utility and service contribution of £450 is an allowance towards the provision of specified utilities and services during the licence period. The contribution is subject to the fair-usage and reconciliation provisions contained with the Licence to Occupy agreement.
The total monthly payment is £1,700pcm.

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
EPC rating TBC

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 £2,000 will be payable and held against the licensee's performance.

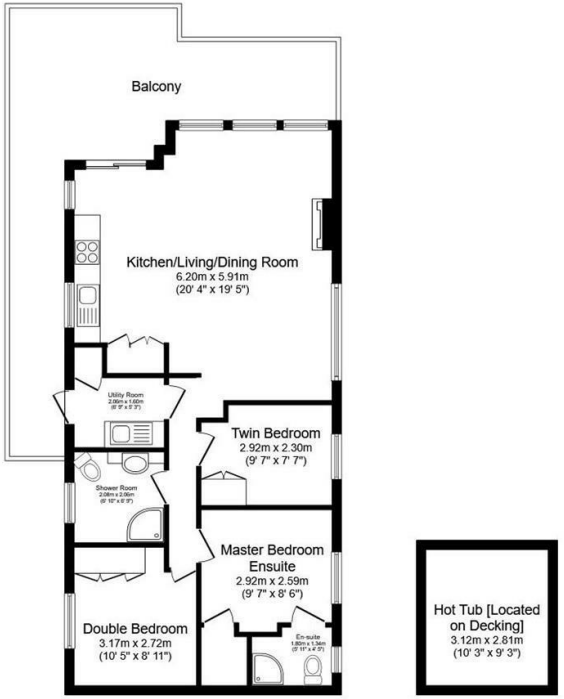










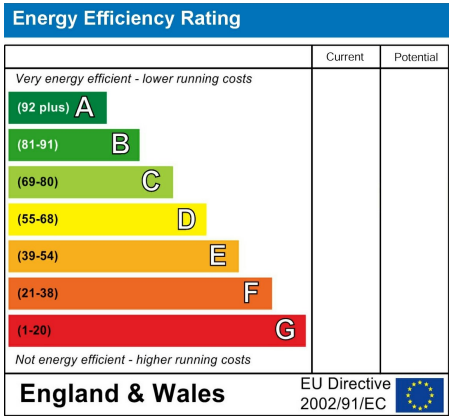


Floor Plan

Hot Tub [Located on Decking]

Total floor area 73.2 sq.m. (788 sq.ft.) approx





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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