



# BIRDHAM COTTAGES

Steyne Road, Bembridge, Isle of Wight, PO35 5UH

TO LET

£850 Per Calendar  
Month



# Birdham Cottages

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AVAILABLE SHORT OR MEDIUM TERM. 2 bedroom fully furnished chalet bungalow. £850pcm rent plus £250pcm for all bills making total monthly sum payable £1100pcm all-inclusive.

## THE PROPERTY

### SHORT TO MEDIUM TERM TENANCY

This charming semi-detached property located on Steyne Road in the picturesque village of Bembridge offers delightful accommodation for those seeking comfortable living in this desirable coastal setting.

The property comprises:

- Ground floor level entrance.
- Ground floor bathroom with bath and separate shower enclosure
- Ground floor bedroom or dining room or study.
- Spacious lounge diner with doors leading patio and open lawned garden.
- Well appointed kitchen featuring oven, hob, dishwasher, washing machine, fridge and daily essentials, as one may require.
- Stairs lead to first floor.
- Master double bedroom with built in wardrobe.
- Bathroom & WC serving the master bedroom.

As a fully furnished property, everything you need for comfortable living is provided, from stylish furnishings to essential appliances.

The property benefits from ample off road parking. Bembridge itself presents a wealth of attractions and amenities, with its renowned beach providing excellent opportunities for seaside recreation and relaxation.

The village centre offers an array of local amenities including boutique shops,

convenience stores, bakers, fish mongers, village pubs and restaurants providing both family dining and fine cuisine, as well as charming cafés. For families, the area boasts a school and playgrounds, while nature lovers will appreciate the nearby coastal paths.

Available either short term (say 3 months) or for 6 to 12 month - ideal for those between selling and buying, short term job relocations or having works completed to their home.

### Services

Mains Gas, Electricity, Water, Council Tax and media are payable in addition to the advertised rent at the rate of £250PCM making the total monthly sum of rent payable £1100PCM all-inclusive.

### EPC

Rating C

### Local Authority

The Isle of Wight Council is the local authority.

### Deposits

Holding deposit payable is £250.00 based on the total rent payable of £1100pcm. Subject to contract the sum of the holding deposit will be deducted from the first months rent payable. The tenancy deposit payable, should you not have opted for the deposit alternative scheme will be £1265 based on the total rent payable of £1100pcm.

### Pets

Pets may be considered and if agreed will be subject to additional rent of £25pcm per pet.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### 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 included 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

**Isle of Wight**

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