

22

Sandown Road, Lake, Sandown, Isle of Wight, PO36 9JP

TO LET

£1,000 Per Calendar Month

BCM Wilson Hill

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UNLIMITED CAR PARKING PERMIT AND WIGHTFIBRE BROADBAND INCLUDED IN THE RENT # NO DEPOSIT OPTION AVAILABLE. 2 DOUBLE BEDROOMS, 2 BATHROOMS, NEWLY REDECORATED. UNFURNISHED. SUPRISINGLY SPACIOUS, AVAILABLE NOW.

THE PROPERTY
This delightful mid-terrace cottage-style house offers a perfect blend of character and modern living. Built in 1850, the property retains a sense of history while providing all the comforts of contemporary life. Spanning 646 square feet, this home features two well-proportioned bedrooms and two bathrooms, making it an ideal choice for small families, couples, or a single person.

The accommodation comprises;
A large open-plan lounge diner, which creates a warm and inviting atmosphere, perfect for both relaxation and entertaining. The space is filled with natural light, enhancing the cottage's cosy charm. The gas heating ensures that the home remains warm and inviting throughout the colder months.
Gally style fitted kitchen with cooker and door leading to a courtyard garden.
Ground floor bathroom and WC.
Stairs lead to the first floor where there are;
Two double sized bedrooms served by well appointed shower room, WC and heated towel rail.

Situated in a desirable location, this house is close to local amenities such as Leisure Centre, supermarkets, take aways and schools, all easy accessed by train from the nearby station, by bus as located on the main bus route and car parking can be secured via a public car park within a short walk (annual permits available from IW Council).

Whether you are looking for a peaceful retreat or a vibrant community, this property on Sandown Road is sure to meet your needs. With its blend of historical charm and modern convenience, this cottage-style house is a wonderful opportunity for anyone looking to make a new home.

DECORATIVE CONDITION
Newly decorated.

HEATING
Gas central heating.

PARKING
Included within in the rent is a parking permit for the New Road car park across the road from the property.

BROADBAND
WIGHT FIBRE BROADBAND INCLUDED IN RENT (leading service level)

OUTSIDE
The property has a small courtyard, but within just a very short walk there is plot of land where local children play.

Available NOW.

Services
Electricity, Gas, Water, Council Tax are exclusive of the rent.
Wightfibre broadband (leading service level) is included in the rent.
Car parking permit for the New Road car park is included in the rent.

EPC
Rating E

Local Authority
The Isle of Wight Council is the local authority. Council tax band C

Deposits
Holding deposit payable is £230 based on the advertised rent of £1000pcm. Subject to contract the sum of the holding deposit will be deducted from the first month rent payable. The tenancy deposit payable, will be £1,150 based on the advertised rent of £1000pcm, unless the applicant opts for the No Deposit Option "REPOSIT" - instead of paying a cash deposit of £1,150, the applicant would pay a fee to Reposit equal to one weeks rent of £230 and then £30 per year thereafter - ask for details.

Pets
Pets will be considered at the landlords discretion.



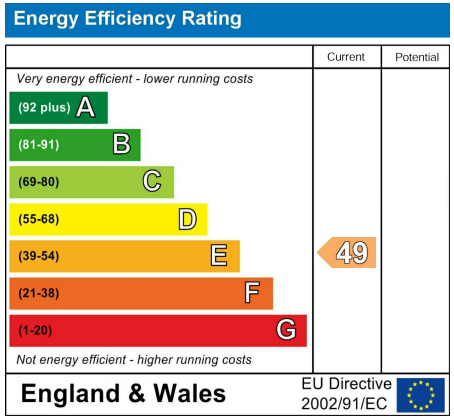












IMPORTANT NOTICE

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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