



BIRDHAM COTTAGES

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

TO LET

£850



Birdham Cottages

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NEW INSTRUCTION - WINTER LET. 2 bedroom fully furnished chalet bungalow.
£850pcm rent plus £250pcm for all bills making total monthly sum payable
£1100pcm all-inclusive.

THE PROPERTY

WINTER LET.

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.
- Ground floor bedroom.
- Spacious lounge diner with doors leading patio and open lawned garden.
- Well appointed kitchen featuring oven, hob, dishwasher, washing machine, fridge and daily essentials appliances.
- Stairs lead to first floor.
- Master double bedroom with built in wardrobe.
- Spacious shower room 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 short term 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.

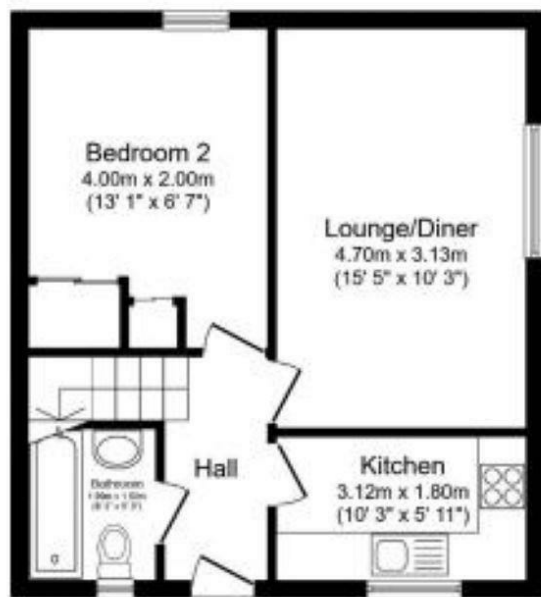
Deposits

Holding deposit payable is £195.00 based on the advertised rent of £850pcm. 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 with be £980 based on the advertised rent of £850pcm.

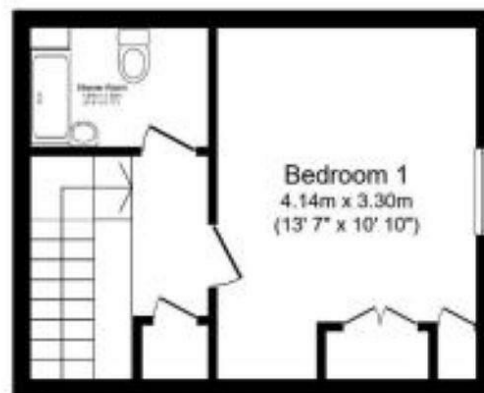
Pets

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





Ground Floor



First Floor

Total floor area 67.6 m² (727 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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- 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Isle of Wight

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