

THE COACH HOUSE, 14

Prospect Road, Shanklin, Isle of Wight, PO37 6AE

TO LET

£1,300 Per Calendar Month

BCM Wilson Hill

The Coach House, 14

Prospect Road, Shanklin, Isle of Wight, PO37 6AE

FULLY INCLUSIVE, SHORT-TERM TEMPORARY SERVICED ACCOMMODATION FOR WINTER 26/27. 2 bedroom FULLY FURNISHED & EQUIPPED COZY COTTAGE. GAS, ELECTRICITY, WATER , RATES & BROADBAND INCLUDED IN MONTHLY LICENCE FEE OF £1300pcm.

THE PROPERTY

SHORT-TERM TEMPORARY SERVICED ACCOMMODATION FOR WINTER 26/27.
GAS, ELECTRICITY, WATER & COUNCIL TAX INCLUDED IN LICENCE FEE OF £1300pcm.

Nestled on the charming Prospect Road in Shanklin, this delightful two-bedroom cosy cottage offers a perfect blend of comfort and convenience. With a well-proportioned reception room, this property provides an inviting space for relaxation, dining and entertaining. The two bedrooms are thoughtfully designed, ensuring ample space for rest and personalisation.

The accommodation comprises;

approached by a gated drive for 2 cars.
Characterful entrance porch leading to;
Open plane lounge / diner
Well equipped kitchen with door leading to private courtyard.
Stairs to first floor
2 bedrooms
Bathroom with shower over bath.

Shanklin is renowned for its picturesque scenery and vibrant community, making this location particularly appealing. Residents can enjoy the nearby beaches, local shops, and a variety of amenities that enhance the quality of life.

This property presents an excellent opportunity for those looking for short term accommodation whilst on a short term job relocation, relocating and looking for a permanent home , between selling and buying, or having works completed to their home.

This accommodation is not suitable for those seeking a permanent residence.

Services

Gas, 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'.
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 gardening 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. Any reference to the term "rent" and or "rental" that may be used in this listing is done so for the purposes of marketing only and refers to the 'licence fee' payable by the occupier for the right to occupy this temporary serviced accommodation under the terms of the licence agreement,

EPC

EPC RATING C

Local authority

The Isle of Wight Council is the local authority.

Deposits

A deposit of £285.00 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 £1,500 will be payable and held against the licensee's performance.

Pets

Pets may be considered at the the landlords discretion.



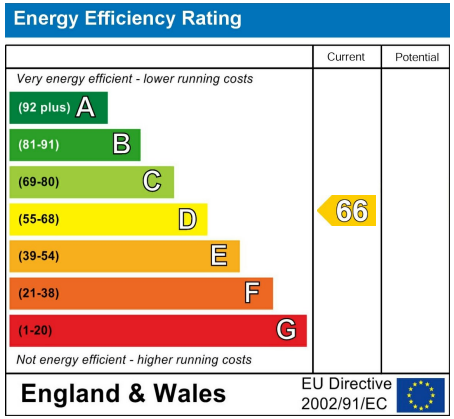












IMPORTANT NOTICE

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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