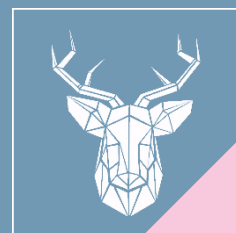




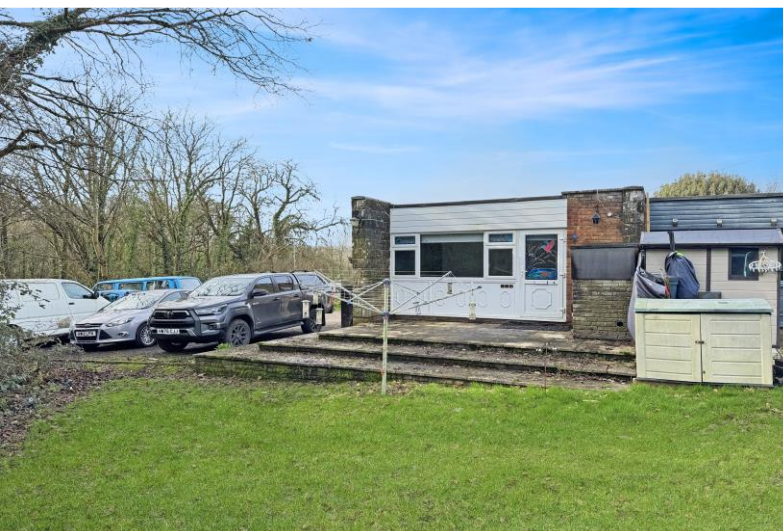
# Cockleton Lane

Cowes  
Monthly Rental Of £700



Bungalow style property with 1 bedroom, shower room - off street parking - Double glazed and Gas centrally heated. Available NOW on a LONG LET - UNFURNISHED

- AVAILABLE NOW
- 1 BEDROOM - BUNGALOW STYLE PROPERTY
- EPC - D / COUNCIL TAX - A
- UNFURNISHED
- LONG LET
- DEPOSIT £795.00





# 1 Bedroom Bungalow

**Lounge/Diner** 11' 10" x 13' 9" (3.6m x 4.19m) max  
A large, dual purpose reception, with door and window out. Stone focal point fire place.

**Kitchen** 8' 6" x 7' 10" (2.6m x 2.4m)  
Floor and wall mounted storage units - included is under counter fridge/freezer, washing machine and electric cooker.

**Bedroom 1** 12' 2" x 7' 10" (3.7m x 2.4m)  
A rear aspect double bedroom, with built in wardrobes.

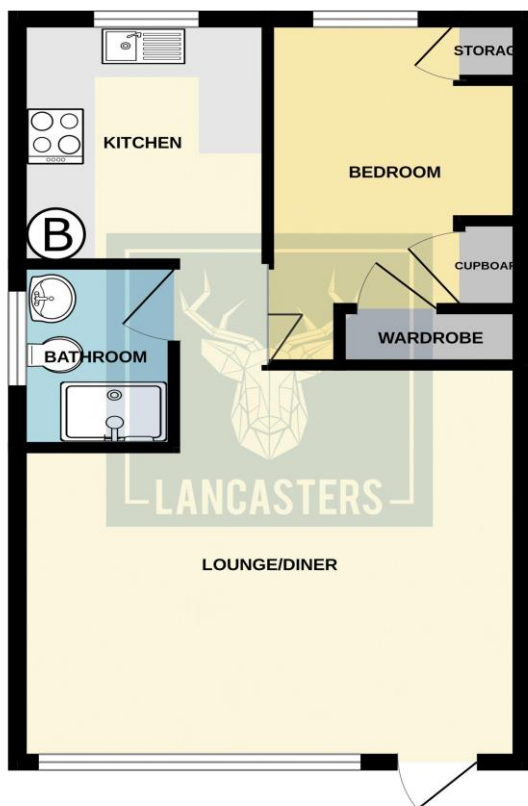
**Bathroom**  
Shower cubicle, w/c and basin - side aspect frosted window.

**Outside**  
The property to the front has a private patio, looking onto a green and wooded copse. Allocated off street parking space.

## PLEASE READ

Prospective tenants are required to have a combined income of at least 2.5x the rent to pass affordability checks. If tenant income does not meet this threshold and/or they have poor credit history they may be required to provide a Guarantor. Guarantors are required to have an income of at least 3x the rent to pass affordability checks, plus no negative credit history. Based on the advertised rent of: £700pcm, the income thresholds are: Tenant(s): £21,000 per year or Guarantor: £25,200 per year We do not discriminate on where income comes from - earnings, benefits, pensions, investments etc are all treated equally.

GROUND FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 413 sq.ft. (38.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Go to: [Lancasters.org](https://www.lancasters.org)  
Select the 'Links' tab  
Press: 'Tenant Application Form'

Isle of Wight 01983 209020  
Osborne Court | The Parade | Cowes | Isle of Wight | PO31 7QS

We need one form completed for EACH adult  
Thank you

These particulars do not form part of any contract. The agent has not undertaken any form of survey on the property or checked any services.  
If you decide to proceed we advise you undertake your own enquiries via suitably qualified professionals.