





£1,550 PCM

RICHMOND HOUSE BINSTEAD ROAD, RYDE, PO33 3NB

Seafields

AMPLE SPACE AND LIGHT WITH CHARACTER!

A very charming unfurnished 3 DOUBLE BEDROOM residence minutes from Ryde town amenities, schools, beaches and transport links to the mainland. The property comprises a delightful sitting room with wood burner and 'floor to ceiling' window/door to the rear garden; a separate kitchen/diner with Range cooker and dishwasher, plus a utility room with space for washing machine and tumble dryer. The accommodation also offers a cloakroom/wc and family bathroom (with rainfall shower). This substantial property benefits from Solar Heating, FRONT and REAR GARDENS as well as off street PARKING, and must be seen to be appreciated.

Available: NOW * Council Tax Band: D * EPC Rating: C * Deposit £1,785.





ACCOMMODATION:
Entrance door into:

PORCH:
Porch with coat hooks and wooden flooring. Door to cloakroom and further partially glazed door leading to hallway.

CLOAKROOM/WC:
Suite comprising w.c and wash hand basin. Wood flooring. Obscured window to side. Ceiling light.

HALLWAY: 6.20m x 2.74m (20'04 x 9'0)
A welcoming spacious and bright entrance hall with attractive wood-effect flooring and high ceilings. Stairs with original balustrade leading to first floor.

KITCHEN: 6.02m x 2.79m (19'09 x 9'02)
Large kitchen comprising range of cupboard and drawer units with contrasting work surfaces incorporating double sink with mixer tap. There is a Range cooker and dishwasher. Feature windows to the front. Large spot light fittings X 2. Radiator.

UTILITY:
Space and plumbing for washing machine and tumble dryer. Pipework for solar heating

SITTING ROOM: 4.55m x 4.22m (14'11 x 13'10)
A bright and welcoming sitting room, enjoying an abundance of natural light from the impressive full-height, multi-pane glazed doors and windows overlooking the garden. The room retains a wealth of character, including high ceilings, decorative cornicing and a feature fireplace with wood-burning stove. Attractive wooden flooring and neutral décor creating a warm and comfortable atmosphere.

FIRST FLOOR LANDING;
Sky light window giving natural light. Doors to:

BEDROOM 1: 5.28m x 2.97m (17'04 x 9'09)
Well proportioned carpeted double bedroom with windows to the front offering sea glimpses. Built in wardrobe. Radiator.

BEDROOM 2: 4.11m x 2.92m (13'06 x 9'07)
Large carpeted double bedroom with dual aspect windows. Radiator.

BEDROOM 3: 4.06m x 2.74m (13'04 x 9'00)
Carpeted double bedroom to the rear overlooking the garden. Radiator.

BATHROOM: 4.06m x 1.40m (13'04 x 4'07)
White bathroom suite comprising bath with rainfall shower, basin and wc. Radiator. Vinyl flooring. Obscured window to rear

GARDENS AND PARKING:
Mature gardens to the front and rear of the property. To the front there are 2 parking spaces and enclosed garden and to the rear there is a patio area with a raised pond with mature shrubs and trees

TENANTS' PERMITTED FEES:
LETTING FEES in accordance with the Tenant Fees Act 2019 (inclusive of VAT) As well as paying the rent, tenants may also be required to make the following permitted payments. Before the tenancy starts (payable to Seafields Estates Limited 'The Agent'): Holding Deposit: Equivalent to 1 week's rent (Calculation: Rent x 12 divide by 52 rounded down to nearest £1) Deposit: Equivalent to 5 weeks' rent (as above)Any changes to the tenancy agreement at tenants request, £50 per change; Key replacement if lost Utilities - gas, electricity, water; - Communications - telephone and broadband; Installation of cable/satellite; Television licence; Council Tax



