



4 BIRDHAM COTTAGES

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

TO LET

£1,300 Per Calendar
Month



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FULLY INCLUSIVE RENT - WINTER LET. 2 bedroom FULLY FURNISHED AND EQUIPPED chalet bungalow. GAS, ELECTRICITY, WATER & COUNCIL TAX INCLUDED IN THE RENT OF £1300pcm.

THE PROPERTY

WINTER LET with FULLY INCLUSIVE RENT

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 and equipped 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 included within the monthly rent payable.

EPC

Rating C

Local authority

The Isle of Wight Council is the local authority.

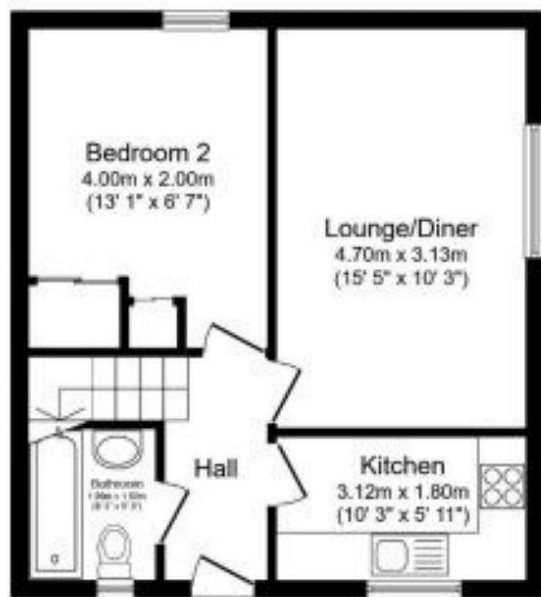
Deposits

Holding deposit payable is £300 based on the advertised rent of £1300pcm. Subject to contract the sum of the holding deposit will be deducted from the first months rent payable. The tenancy deposit payable, will be £1,500 based on the advertised rent of £1300pcm, unless the applicant opts for the No Deposit Option "REPOSIT" - instead of paying a cash deposit of £1,500, the applicant would pay a fee to Reposit equal to one weeks rent of £300 - ask for details.

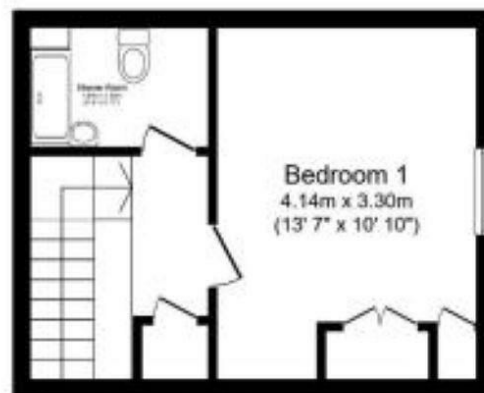
Pets

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

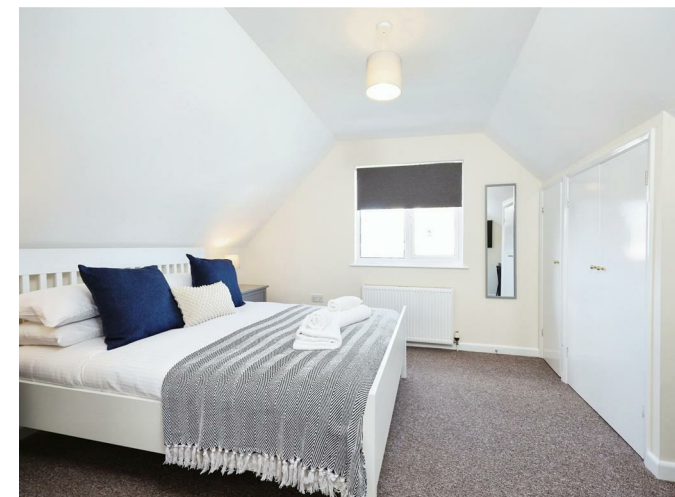
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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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



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	

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