





£525 PCM

ROOM 6 17 REED STREET, RYDE, ISLE OF WIGHT, PO33 1EN

Seafields

**SINGLE OCCUPANCY ROOM WITHIN HOUSE SHARE:**

**A FURNISHED DOUBLE BEDROOM located on the outskirts of Ryde - convenient for town amenities, the train station and sea front with its Island/mainland transport links - ideal for commuters. Located within Oakfield on the outskirts of Ryde, this shared house offers benefits from shared areas including the fully fitted kitchen with dining/seating area, 2 shower rooms, plus a residents' garden.**

**Available: 26th October * Deposit: £605 * EPC Rating: C * Includes Gas, Water, Electricity bills, Wi-fi & Council Tax.**



**SHARED KITCHEN/LIVING: 7.06m x 2.69m (23'2 x 8'10)**
Smart communal Kitchen with open plan aspect into Living/Dining area:
Modern fitted kitchen with washing machine, electric hob, fan oven & grill, fridge/freezer and inset sink unit. Wall cupboards for residents' use. Wood effect flooring. Double glazed window. Dining table and 4 chairs, 2 seated sofa, a second fridge/freezer, TV. Radiator. Double glazed window and French doors to outside.

**FIRST FLOOR LANDING:**
Leading to the private rooms plus 2 shared Shower rooms.



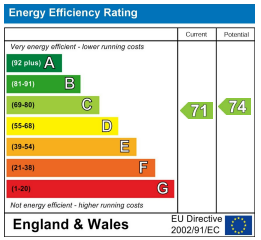
**BED/SITTING ROOM:**
Dual aspect room over-looking the front and side of the property. Double divan bed, bedside cabinet with light, 3 drawer chest, double wardrobe with full length mirror, vanity wash hand basin. Radiator

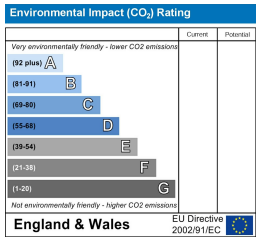
**SHARED SHOWER ROOM (1):**
Suite comprising large shower cubicle, low level wc and wash hand basin. Heated towel rail. Tiled walls and linoleum flooring. Obscured double glazed window. Extractor fan.

**SHARED SHOWER ROOM (2):**
Suite comprising shower cubicle, hand wash basin, low level w/c. Double glazed window over looking front of property. Tiled walls, linoleum flooring, extractor fan.

**GARDEN:**
There is a shingled area to front with a paving stones pathway leading to the entrance door. The enclosed, very private rear garden - to be shared by residents of No. 17 - offers a large decked area plus shingle surrounds with established trees and shrubs.

**PERMITTED TENANT 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.




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