

PEBBLES

Downend, Blackwater, Newport, Isle of Wight, PO30 3BQ

TO LET

£1,250 Per Calendar Month

BCM Wilson Hill

Pebbles

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FULLY INCLUSIVE, TEMPORARY FURNISHED SERVICED ACCOMMODATION. 1 bedroom FULLY FURNISHED AND EQUIPPED charming character cottage. HEATING, ELECTRICITY, WATER, RATE & BROADBAND INCLUDED IN THE ACCOMMODATION COSTS.

THE PROPERTY

Pebbles is a delightful and charming cottage located in a private, secluded rural location just 10 minutes drive from Newport town centre, the hospital and just a further 10 minutes to Cowes for Hi Speed passenger connection to the mainland.

Furnished and equipped, Pebbles offers a perfect blend of comfort, style and charm. With one double bedroom served by a shower room, this charming cosy cottage will suit a professional or retired couple or single persons seeking short-term, temporary serviced accommodation for the winter months of 26/27 and suiting those between selling and buying property, on a short-term job relocation or having remedial works completed to their own home. Would ideally suit a company looking to complete a short-term project on the Isle of Wight.

This property will not be suitable for those seeking a permanent residence.

The cottage is detached and set within a modest garden maintained by the owner.

The accommodation comprises;
Entrance leading to an open plan kitchen / lounge with wood burner and doors leading to the garden.
Double bedroom with double sided wood burner shared from the lounge.
Shower room

Pebbles presents an excellent opportunity for those seeking short-term serviced accommodation over the winter months whilst enjoying charm, style and a tranquil setting. With its appealing features and prime location, Pebbles is sure to attract interest.

Services

Heating, 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

Rating

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.













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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