



 **Seafields**



**£1,100 PCM**  
4 CENTRAL WAY, SANDOWN, ISLE OF WIGHT, PO36 9DW

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## SPACIOUS AND BRIGHT HOME IN POPULAR RESIDENTIAL SETTING!

**A DETACHED BUNGALOW** comprising well proportioned accommodation including good sized sitting room, modern kitchen, and dining room/study leading to sun lounge/conservatory. There are also 2 DOUBLE BEDROOMS and bathroom (with bath and separate shower). Benefits include **GAS CENTRAL HEATING**, double glazing, front and rear **PRIVATE GARDENS**, driveway parking and **GARAGE**. The property is most convenient for the bus route, local schools and amenities plus a short distance to Ryde town and beaches.

Available 25th March \* Deposit: £1265 \* Council Tax Band: C \* EPC: C

**ENTRANCE HALL:** 1.96m x 4.04m (6'5 x 13'3)

Doors to:

**SITTING ROOM:** 4.47m x 3.38m (14'8 x 11'1)

Spacious and bright reception room with dual aspect double glazed windows and laminate flooring. Radiator.

**KITCHEN:** 3.56m x 2.59m (11'8 x 8'6)

Modern fitted kitchen comprising good range of cupboard and drawer units with contrasting work surfaces over incorporating sink unit. Integrated electric oven with gas hob over. Space for fridge freezer, washing machine and dishwasher. Double glazed window and side door to the garden.

**DINING ROOM/STUDY:** 3.00m x 2.16m (9'10 x 7'1)

Versatile room (ideal separate dining room or study) with laminate flooring. Radiator. Double doors to sun room/conservatory.

**CONSERVATORY:** 3.53m x 3.45m (11'7 x 11'4)

Bright airy double glazed conservatory with French doors to garden. Ceramic tile flooring.

**BEDROOM 1:** 3.78m x 3.00m (12'5 x 9'10)

Large double bedroom with dual aspect double glazed windows. Radiator. Parquet style flooring.

**BEDROOM 2:** 3.07m x 2.59m (10'1 x 8'6)

A second double bedroom with double glazed window overlooking the garden. Parquet style flooring. Radiator.

**BATH/SHOWER ROOM:** 1.85m x 1.70m (6'1 x 5'7)

Fully tiled bathroom with bath and separate shower cubicle, wash hand basin and w.c. Radiator. Double glazed window.

**GARDENS:**

The property benefits from front and rear gardens which are mainly laid to lawn with mature shrubs and garden shed.

**PARKING/GARAGE:**

Driveway providing off-street parking and leading to brick built garage with up and over door, power plus pedestrian access from side via the garden.

**PERMITTED TENANTS FEES:**

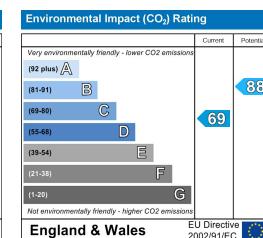
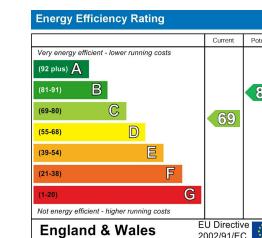
LETTING FEES in accordance with the Tenant Fees Act 2019 (inclusive of VAT)

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, to include £50 per change; Key replacement if lost, Tenant's request for the early termination: Should the tenant wish to leave their contract early, they shall be liable to pay landlord's costs for re-letting property as well as rent due under the tenancy until the start date of the replacement tenancy. During the tenancy (payable to the provider) if applicable: Utilities: electricity, water, telephone and broadband; Council Tax.

**DISCLAIMER:**

Whilst we aim to provide accurate information, measurements are approximate and for use as a guide.



Tel: 01983 812266

Web: [www.seafieldsproperty.co.uk](http://www.seafieldsproperty.co.uk)

Email: [info@seafieldsproperty.co.uk](mailto:info@seafieldsproperty.co.uk)