

# HERONFIELD

Newport Road, Bierley, Whitwell, Ventnor, Isle of Wight,
PO38 2QW

## TO LET

£1,500 Per Calendar Month

BCM Wilson Hill

# Heronfield

## Newport Road, Bierley, Whitwell, Ventnor, Isle of Wight, PO38 2QW

#NEW INSTRUCTION# - NO DEPOSIT OPTION AVAILABLE. A detached 2/3 bedroom chalet bungalow enjoying OUTSTANDING countryside VIEWS, set within a cul-de-sac of just four homes in a peaceful rural setting. GARAGE & CAR PORT & DRIVE. UNFURNISHED. AVAILABLE NOW

**THE PROPERTY**
Heronfield is located on the outskirts of the sought-after village of Niton, approximately half a mile away. The village offers a range of everyday amenities including a well-regarded convenience store, GP surgery, pharmacy, post office, public houses, library and primary school.

The county town of Newport is approximately a 20-minute drive, providing a wider range of shopping, leisure and transport connections.
Heronfield presents a rare opportunity to rent a well-proportioned home occupying an enviable position on the edge of open countryside, with uninterrupted views towards the Downs.

The property is approached via a private driveway providing off-road parking for several vehicles, in addition to a car port and garage.

The accommodation comprises;
Entrance Porch
Enclosed porch leading to the main hallway.

Entrance Hallway
Central hallway with airing cupboard and access to all principal rooms.

Cloakroom/WC
WC and wash hand basin.

Family Bathroom
Bath with shower over, wash hand basin and WC.

Kitchen
Fitted with wall and base units, work surfaces.

Dining Room
Separate dining room located off the kitchen.

Lounge
Main reception room with log burning stove and opening to conservatory.

Conservatory
Overlooking the rear garden and countryside with doors to rear.

Bedroom 1
Double bedroom overlooking the rear garden.

Bedroom 2
Double bedroom overlooking the rear garden.

Garage/Workshop
Integral garage with adjoining workshop space.

FIRST FLOOR

Room 1
Open plan space with Kitchenette and countryside views.

Room 2
Previously used as a double bedroom.

En-Suite Shower Room
Shower, wash hand basin and WC.

Eaves Storage
Storage within the roof space.

GARDENS & GROUNDS

Front Garden
A neatly maintained frontage, mainly laid to lawn with established planting.

Driveway & Parking
Private driveway providing off-road parking for multiple vehicles.

Car Port / Lean-To
Covered parking space adjoining the property.

Rear Garden
A beautifully landscaped garden with a pond, mature planting and seating areas, backing directly onto open countryside and enjoying uninterrupted views.

Greenhouse & Garden Shed
Useful outbuildings supporting gardening and storage.

WHAT3WORDS ///dude.shoulders.chambers

**Services**
Electricity, Water, Council Tax and media are exclusive of the rent.

**EPC**
Band E

**Local authority**
Isle of Wight Council - Council tax band D

**Deposits**
Holding deposit payable is £345 based on the advertised rent of £1,500pcm. Subject to contract the sum of the holding deposit will be deducted from the first month rent payable. The tenancy deposit payable, will be £1,730 based on the advertised rent of £1,500pcm, unless the applicant opts for the No Deposit Option "REPOSIT" - instead of paying a cash deposit of £1,730, the applicant would pay a fee to Reposit equal to one weeks rent of £3346.15 and then £30 per year thereafter - please enquire for details.

**Pets**
Pets will be considered at the landlords discretion

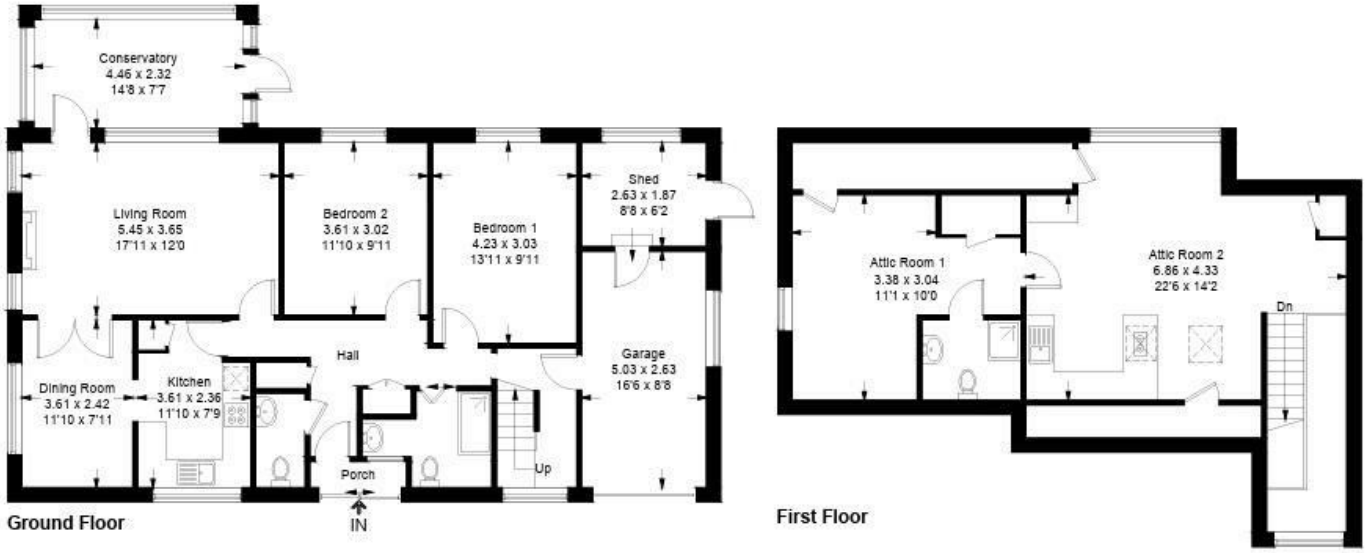




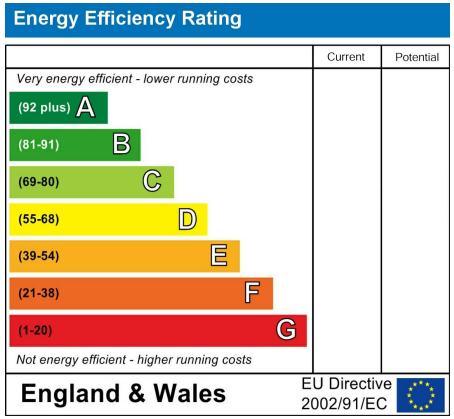











**IMPORTANT NOTICE**

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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