





£925 PCM

4 MARITIME MEWS, SHERBORNE STREET, BEMBRIDGE, PO35 5SB

Seafields

LOVELY CENTRAL VILLAGE HOME - CLOSE TO AMENITIES & BEACHES!

This delightful terraced home is so IDEALLY LOCATED close to village amenities, shops, cafes, restaurants and bars. The spacious and bright accommodation offers the impressive dual aspect 26ft OPEN-PLAN LIVING - incorporating a smart fitted kitchen - plus there is a downstairs cloakroom/wc. The first floor comprises 2 DOUBLE BEDROOMS and a modern white bathroom suite. Added benefits include gas central heating, double glazing throughout and an enclosed DECKED GARDEN (with outside shower).

Available: Late October * Deposit: £1065 * Council Tax Band: C * EPC Rating: C

ACCOMMODATION:
Part-glazed entrance door to:

OPEN-PLAN KITCHEN/LIVING ROOM: 7.95m x 4.27m (26'1 x 14'0)
A wonderfully spacious and bright dual aspect room with double glazed window to front. Benefiting from neutral decor, there are also solid timber floorboards (with inset coir entrance mat) and recessed down lighters. Carpeted stairs leading to first floor, with cupboard beneath. Radiators x 2. Low level cupboards housing (a) gas meter; (b) electric meter and consumer unit. Timber panelled door to Cloakroom/wc.

Kitchen Area: Comprising good range of pale fronted cupboard and drawer units with new contrasting work surface over incorporating inset sink unit with mixer taps. Integral appliances to include gas hob (newly installed) and electric oven below; dishwasher; space for fridge/freezer. Free standing washing machine. Ample space for large dining table and chairs. Double glazed French doors to garden.

CLOAKROOM/WC:
Comprising modern white suite of vanity wash basin and w.c. Heated towel rail. Newly laid vinyl flooring. Extractor.

FIRST FLOOR LANDING:
Carpeted landing. Timber panelled doors to:

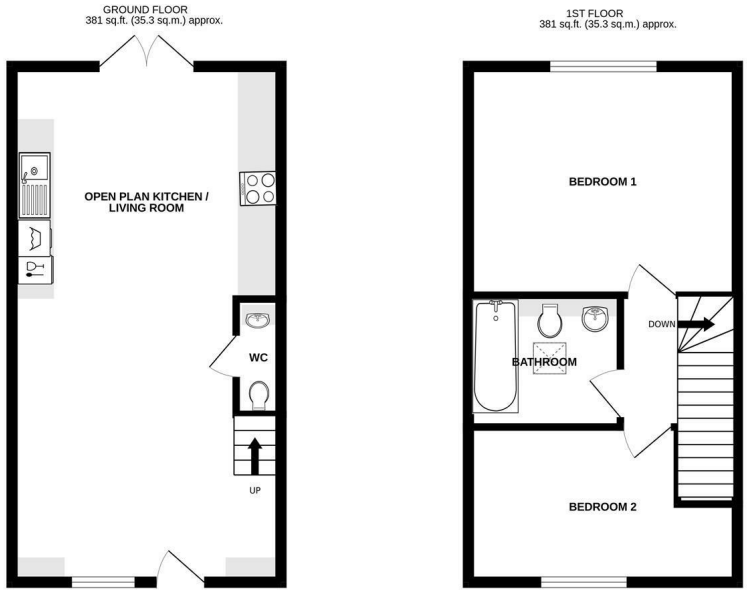
BEDROOM 1: 4.27m x 3.66m (14'0 x 12'0)
Very well proportioned carpeted double bedroom with double glazed window to rear. Radiator.

BEDROOM 2: 4.27m (reducing to 33.83m) x 3.66m max (14'0 (reducing to 111) x 12'0 max)
Another carpeted double bedroom with double glazed window to front. Radiator. The room narrows over the stair well, offering ideal area for wardrobe.

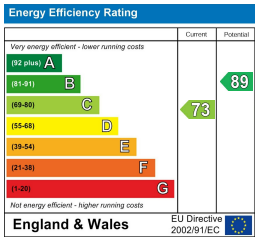
BATHROOM: 2.16m x 1.55m (7'1 x 5'1)
Smart modern bathroom comprising white suite of bath with shower over (and newly fitted screen); w.c. with concealed cistern, plus wash basin inset within solid wood work top. Large wall mounted mirror. Tiled flooring. Radiator and heated towel rail. Velux 'sky light' window offering ample natural light.

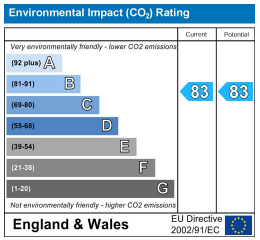
OUTSIDE:
To the rear, accessed via French doors, there is an enclosed decked garden bordered by fencing. Outside shower.

TENANTS' PERMITTED 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
Utilities - gas, electricity, water; - Communications - telephone and broadband; Installation of cable/satellite; Television licence; Council Tax



TOTAL FLOOR AREA : 761 sq.ft. (70.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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