



£900 PCM

TENNIS COTTAGE, 16B CHURCH LANE, RYDE, PO33 2NB



Seafields

**TUCKED AWAY IN CENTRAL TOWN LOCATION**, opposite Ryde Mead Tennis Club and walking distance to the beach and travel links, this well proportioned 2 BEDROOM house is available to rent.

As you enter from Church Lane, you are welcomed by a well proportioned sitting room, which leads to a modern kitchen/diner with integrated oven, hob and extractor. To the first floor there is a large double bedroom and a single, along a modern white bathroom with shower over bath. Added benefits include, a courtyard space ideal for alfresco dining and off road **PARKING**, gas central heating and double glazing. The property is available now and is unfurnished.

Available: NOW \* Deposit: £1035 \* Council Tax Band: B \* EPC: C

**ACCOMMODATION:**

Partially glazed front door leading to:

**SITTING ROOM: 2.79m x 4.17m (9'2 x 13'08)**

Front door opens out to the sitting room which is neutrally decorated, with wood effect laminate flooring, window to the front, radiator, 2 wall lights and Wightfibre point. Understairs cupboard with power and light. Stairs to first floor. Door to:

**KITCHEN: 3.76m x 2.29m (12'4 x 7'6)**

Modern kitchen comprising range of white gloss base and eye level units, smart grey splashback, contrasting worktops and vinyl flooring. Combination boiler. Electric hob, oven and extractor with stainless steal sink with mixer tap and space for washing machine. Back door and window to the rear courtyard.

**FIRST FLOOR LANDING:**

Carpeted with doors leading to:

**BEDROOM 1: 3.76m x 2.79m (12'4 x 9'2)**

Large double bedroom with 2 windows offering views over the tennis courts and towards The Solent, radiator, carpet and neutral decoration.

**BEDROOM 2: 2.79m x 1.57m (9'2 x 5'2 )**

Single bedroom with window to the rear, radiator, carpet and neutral decoration.

**BATHROOM: 1.93mx1.70m (6'4x5'7)**

White bathroom suite comprising bath with shower over bath, low level w.c., vanity unit with basin and mirrored cabinet. Frosted window to the rear, vinyl flooring and radiator.

**COURTYARD GARDEN:**

Paved courtyard with gate to the rear.

**PARKING:**

Parking to the right of the property for 2 cars.

**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.

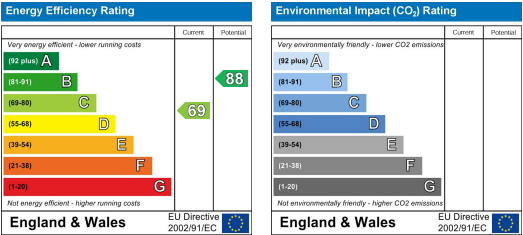
Before the tenancy starts (payable to Seafields Estates Limited 'The Agent'): Holding Deposit: Equivalent to 1 week's rent (Calculation: Rent x 12 divide by 52 rounded down to nearest £1)

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



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