

29

Church Path, East Cowes, Isle of Wight, PO32 6RL

TO LET

£1,450 Per Calendar Month

BCM Wilson Hill

29

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NO DEPOSIT OPTION AVAILABLE # 3 BEDROOMS, ENSUITE SHOWER ROOM, ALLOCATED PARKING, INTEGRATED KITCHEN APPLICANCES, ENERGY RATING B, UNFURNISHED, AVAILABLE NOW.

THE PROPERTY

Newly redecorated 3 bedroom, modern three-storey house presents an excellent opportunity for those seeking a comfortable and stylish home. With three well-proportioned bedrooms, including a master bedroom complete with an ensuite shower room, this property is ideal for families or those looking for extra space.

The ground floor features a welcoming reception hall leading to a modern and stylish kitchen boasting integrated kitchen appliances ensuring that cooking is a pleasure.

The layout of the house is thoughtfully designed, allowing for a seamless flow between living spaces.

One of the standout features of this property is the low maintenance garden, which offers a tranquil outdoor space for leisure and recreation. The side access to the rear garden adds practicality, making it easy to enjoy the outdoors without the hassle of extensive upkeep.

With gas heating and double glazing throughout, this home promises warmth and comfort during the colder months, ensuring a cosy atmosphere year-round.

The accommodation comprises;
Entrance hall.
Modern, stylish kitchen with integrated appliances
Separate WC
Large lounge with large glazed rear wall leading to a generous low maintenance garden with side access.
Stairs to first floor
Rear double bedroom with built in wardrobes.
Family bathroom with toilet, wash basin and bath with shower over.
Front bedroom.
Stairs to second floor.
Landing with storage cupboard.
Masted double bedroom with ensuite shower room.

Heating- Gas central heating

Double glazed

Allocated car parking

Available for immediate occupancy

If you are looking for a modern home in a desirable location, this three-bedroom house in East Cowes is certainly worth considering. And for those who seek easy and direct access to mainland car and passenger ferry links, this property is minutes walk from the car & passenger ferry terminal to Southampton and within a 15-20 walk the Hi-Speed Red Jet passenger ferry service is available at West Cowes, via the floating bridge for access to Southampton in 25 minutes. This property is ideally located for mainland commuters.

Services

Mains electricity, gas & water, which together with Council Tax and media are exclusive of the rent.

EPC

EPC rating B

Local Authority

Isle of Wight Council. Council Tax band C

Deposits

Holding deposit payable is £330 based on the advertised rent of £1,450pcm. Subject to contract the sum of the holding deposit will be deducted from the first month rent payable. The tenancy deposit payable, will be £1,670 based on the advertised rent of £1,450pcm, unless the applicant opts for the No Deposit Option "REPOSIT" - instead of paying e a cash deposit of £1,670, the applicant would pay a fee to Reposit equal to one weeks rent of £334.61 and then £30 per year thereafter - ask for details.

Pets

Considered at landlord's discretion



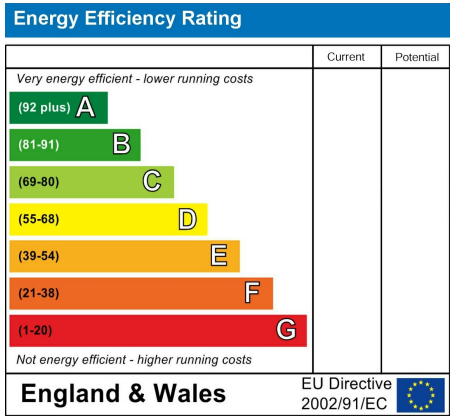












IMPORTANT NOTICE

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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