



88

Carisbrooke Road, Newport, PO30 1BY

TO LET
£1,450 Per Calendar
Month



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#NO DEPOSIT OPTION AVAILABLE WITH THIS PROEPRTY# NEW INSTRUCTION.
3 BEDROOM SEMI DETACHED CHARACTER HOME. OFF ROAD PARKING ON
PRIVATE DRIVE. UNFURNISHED, AVAILABLE 10 AUGUST (POSSIBLY SOONER)

THE PROPERTY

A charming 3 bedroom Grade II listed semi-detached home conveniently located within a short level walk of Newport town Centre.

The property boasts off road parking on a private drive - a premium in this location and providing great convenience.

The property comprises;

Entrance hall leading to;

2 reception rooms

These are charming spaces with polished wooden floors and a traditional fireplace as its focal point. Large windows and glass doors allow plenty of natural light to fill the room and provide a pleasant view and access to the garden outside. The neutral walls and simple cornicing give the room a classic yet fresh feel, offering a versatile setting for relaxing or entertaining guests.

A spacious kitchen/diner

Is modern and well-equipped, featuring sleek dark wood cabinets paired with white upper cupboards. A central island includes a built-in sink and serves as a practical workspace. The kitchen benefits from natural light through the glass doors leading outside and a window above the sink, creating a bright and inviting atmosphere. Integrated appliances include an oven and a separate hob with a stainless steel extractor hood. The layout opens up to an adjoining dining area with polished wooden floors, blending functionality and style.

Stairs lead to;

A first floor landing

Three double bedrooms, one with en-suite

A further room that could be used a home office

Bathroom with shower enclosure.

Outside

Lawned garden to the front

Private drive at rear

Pets will be considered at the landlord's discretion.

Available 10 August 2026 (possibly sooner)

Services

Electricity, Gas, Water, Council Tax and media are exclusive of the rent. For a company let terms may be agreed to include mains services.

EPC

Rating D

Local Authority

The Isle of Wight Council is the local authority. Council tax band D

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 a cash deposit of £1,038, the applicant would pay a fee to Reposit equal to one weeks rent of £334.62 and then £30 per year thereafter - ask 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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