



ROEBECK COUNTRY PARK

Gatehouse Road, Ryde, Isle of Wight, PO33 4BP

TO LET
£1,250 Per Calendar
Month



Roebeck Country Park

Gatehouse Road, Ryde, Isle of Wight, PO33 4BP

#NO DEPOSIT OPTION AVAILABLE WITH THIS PROPERTY# - SHORT TERM WINTER LETTING ONLY. FULLY FURNISHED & EQUIPPED. SERVICE CLEAN & LINEN CHANGE ONCE A MONTH. HOT TUB. PARKING. SUIT COMPANY LET OR SHORT TERM SECONDMENT.

THE PROPERTY

The Lodge is a detached lodge, fully furnished and equipped, located on a peaceful country park, on the outskirts of Ryde. Its is available only for those seeking short-term temporary accommodation on a license basis from 7 September 26 to 26 March 27.

Three bedrooms, sleep up to 6 persons with the accommodation comprising;

Steps up from the parking bay lead large wrap-around deck.

Entrance door leads to a utility lobby with wall and floor storage cupboards, washer/dryer. Door to living area.

Open Plan Living Space – large sliding glazed doors opening onto the deck with hot tub (T&Cs apply for hot tub inclusion & use)

Kitchen Area – Modern fitted kitchen with wall and floor cabinets. Gas oven, grill & hob. Integrated fridge freezer. Kitchen fully equipped including toaster, and microwave oven.

Dining Area – Table and 6 chairs open plan to living and kitchen areas.

Living Area – Comfy sofas and chairs with feature fireplace feature and wall mounted smart TV.

Master king-size bedroom with ensuite shower room, walk-in wardrobe, dressing table and mirror. Wall mounted smart TV. Door to ensuite shower room.

Ensuite Shower Room - Corner shower enclosure. W/C. Vanity unit with wash-hand basin and mirror over.

Family Shower Room – Corner shower enclosure. W/C.

Vanity unit with wash-hand basin and mirror over.

Twin Bedroom - Two Single beds with a bedside cabinet. Wardrobe. Mirror. Wall-mounted smart TV.

Double Bedroom – Double bed with bedside cabinets. Dressing table and mirror. Wall mounted smart TV.

Outside – Parking for two small/average size vehicles. Decking with sunken hot tub and outside seating.

This is a no smoking property including E-cigarettes

Services

Bottled LPG Gas (purchased only from Park Management), Electricity & Water paid for quarterly to the landlord upon receipt of invoice. For a company let terms may be agreed to include mains services.

EPC

EPC rating TBC

Deposits

Holding deposit payable is £285 based on the advertised rent of £1,250pcm. Subject to contract the sum of the holding deposit will be deducted from the first month rent payable. The tenancy deposit payable, will be £1,440 based on the advertised rent of £1,250pcm, unless the applicant opts for the No Deposit Option "REPOSIT" - instead of paying a cash deposit of £1,440, the applicant would pay a fee to Reposit equal to one weeks rent of £288.46 and then £30 per year thereafter - ask for details.

Pets

Pets will be considered at the landlords discretion.





Floor Plan

**Hot Tub
[Located on
Decking]**

Total floor area 73.2 sq.m. (788 sq.ft.) approx

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

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