



BANK HOUSE

The Broadway, Totland, Isle of Wight, PO39 0BW

TO LET

£625 Per Calendar
Month



Bank House

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RENT REDUCED #NO DEPOSIT OPTION AVAILABLE# - NEWLY DECORATED & PROFESSIONALLY CLEANED, 1 BEDROOM GROUND FLOOR APARTMENT.
AVAILABLE NOW, UNFURNISHED

THE PROPERTY

One bedroom ground floor apartment that has just been redecorated and professionally cleaned.

The property enjoys a convenient location with access to local convenience store, pubs, petrol station and take away, together with being just a short walk from the beach which boasts a waterfront restaurant.

The accommodation comprises
Entrance to the building on the ground floor
Entrance lobby into the property
Leading to a large lounge / diner
Kitchen with cooker and breakfast bar
Shower room and separate WC & utility room with plumbing for washing machine
Large double bedroom with storage cupboard

Heating is gas central heating.

Services

Electricity, Gas, Water, Council Tax and media are exclusive of the rent.

EPC

Rating D

Local authority

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

Deposits

Holding deposit payable is £140 based on the advertised rent of £625pcm. Subject to contract the sum of the holding deposit will be deducted from the first month rent payable. The tenancy deposit payable, will be £720 based on the advertised rent of £625pcm, unless the applicant opts for the No Deposit Option "REPOSIT" - instead of paying a cash deposit of £720, the applicant would pay a fee to Reposit equal to one weeks rent of £150 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
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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