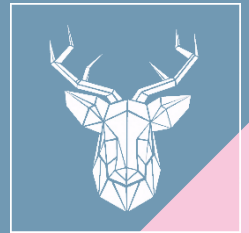




George Street  
Sandown  
Monthly Rental Of £900



A mews style house situated in the seaside town of Sandown. Arranged upside down this house has 1 double and a second room with space for a double bed. Unfurnished and available on long let. GCH - LONG LET - AVAILABLE NOW

- MEWS STYLE HOUSE - 2 BED HOUSE
- DEPOSIT £1015
- COUNCIL TAX - B / EPC - C
- LONG LET
- UNFURNISHED
- GCH



## 2 Bedroom Terraced House

### Entrance

A spacious covered area with space for recycling bins, a push bike perhaps or pushchair.

### Hall

Accommodation off and stairs to the first floor. Storage cupboard and plumbing for washing machine.

Bedroom 1 10' 10" x 9' 2" (3.3m x 2.8m)

Double front aspect bedroom.

Bedroom 2 10' 2" x 10' 10" (3.1m x 3.3m)

A second double bedroom at the rear of the house. Fitted with full width mirrored wardrobes.

### Bathroom

Fitted with a white suite to include, paneled bath and shower over, w/c and basin.

### First Floor Landing

Cupboard storage and boiler.

Sitting Room 12' 10" x 11' 2" (3.9m x 3.4m)

A spacious reception and access out to a small balcony.

### Balcony

A great addition, offering some outside space.

Kitchen/Diner 18' 4" x 5' 11" (5.6m x 1.8m)

Fitted with a series of storage units and contrasting worktops. Integrated electric cooker and hob. Space for dining table and chairs. Velux style windows.

### PLEASE READ

Prospective tenants are required to have a combined income of at least 2.5x the rent to pass affordability checks. If tenant income does not meet this threshold and/or they have poor credit history they may be required to provide a Guarantor. Guarantors are required to have an income of at least 3x the rent to pass affordability checks, plus no negative credit history. Based on the advertised rent of: £900pcm, the income thresholds are: Tenant(s): £30,000 per year or Guarantor: £36,000 per year We do not discriminate on where income comes from - earnings, benefits, pensions, investments etc are all treated equally.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Go to: [Lancasters.org](http://Lancasters.org)  
Select the 'Links' tab  
Press: 'Tenant Application Form'

Isle of Wight 01983 209020  
Osborne Court | The Parade | Cowes | Isle of Wight | PO31 7QS

We need one form completed for EACH adult  
Thank you

These particulars do not form part of any contract. The agent has not undertaken any form of survey on the property or checked any services. If you decide to proceed we advise you undertake your own enquiries via suitably qualified professionals.