



£1,350 PCM
19 PARK MEWS, SANDOWN, PO36 9BL



SUPERBLY SPACIOUS AND NEWLY REFURBISHED FAMILY HOME!

What a great opportunity to reside in this large, bright and airy mid-terraced 3 STOREY HOUSE in such a convenient setting - close to local schools, the town amenities, wonderful sandy beaches and train/bus links. Freshly REFURBISHED, the well proportioned accommodation comprises a modern fitted kitchen/diner, ground and first floor sitting/living rooms, 4 BEDROOMS and 2 bathrooms (one being en suite to the master bedroom) plus a downstairs cloakroom/w.c. Other benefits include GAS CENTRAL HEATING, double glazing, an easy to maintain PRIVATE GARDEN plus allocated PARKING. Available: AUGUST * Deposit: £1555 * Council Tax: Band: C * EPC: C

ACCOMMODATION:
An obscured double glazed entrance door opens to:

HALLWAY:
A carpeted entrance hallway with doors to all downstairs rooms and stairs leading to the first floor. Storage cupboard. Ceiling light. Radiator.

DOWNSTAIRS WC: 1.07m x 1.37m (3'06 x 4'06)
Suite comprising w.c and wash hand basin. Vinyl flooring. Obscured window to front. Ceiling light. Radiator.

SITTING ROOM: 4.85m x 2.36m (15'11 x 7'09)
A bright and airy carpeted reception room with window to front. Ceiling light. Radiator.

KITCHEN/DINING ROOM: 4.83m x 3.15m (15'10 x 10'04)
Well proportioned kitchen comprising range of cupboard and drawer units with contrasting work surfaces incorporating inset sink unit. There is an electric oven with space and plumbing for washing machine and tumble dryer. Window to rear. Vaillant boiler. Sliding doors to rear garden. 2 x ceiling lights. Radiator.

FIRST FLOOR LANDING:
Stairs leading to second floor. Doors to:

BEDROOM 1: 3.02m x 2.95m (9'11 x 9'08)
Double bedroom, carpeted with window to rear. Ceiling light. Radiator. Door to:

EN SUITE BATHROOM: 1.78m x 1.75m (5'10 x 5'09)
Suite comprising bath, wash hand basin and w.c. Obscured window to rear. Ceiling light. Radiator.

LIVING ROOM: 4.62m x 2.95m (15'02 x 9'08)
A first floor second carpeted reception room. Windows x 2 to front. Ceiling lights x 2. Radiator.

SECOND FLOOR LANDING:
Doors to:

BEDROOM 2: 3.38m x 2.90m (11'01 x 9'06)
Another carpeted double bedroom with window to rear. Ceiling light. radiator.

BEDROOM 3: 4.27m x 2.39m (14 x 7'10)
A further carpeted double bedroom with window to front. Ceiling light. Radiator.

BEDROOM 4: 3.15m (max) x 2.31m (10'04 (max) x 7'07)
A carpeted single bedroom with window to front. Ceiling light. Radiator.

BATHROOM: 2.24m x 1.78m (7'04 x 5'10)
A fully tiled suite comprising bath with shower over; rainfall and handheld attachment; corner wash hand basin and w.c. Obscured window to rear. Heated towel rail. Vinyl flooring.

GARDEN:
Enclosed, patio garden to the rear.

PARKING:
Allocated parking for 1 x vehicle.

TENANTS' PERMITTED FEES:
LETTING FEES in accordance with the Tenant Fees Act 2019 (inclusive of VAT)
As well as paying the rent, tenants may also be required to make the following permitted payments.
Before the tenancy starts (payable to Seafields Estates Limited 'The Agent'): Holding Deposit: Equivalent to 1 week's rent (Calculation: Rent x 12 divide by 52 rounded down to nearest £1)
Deposit: Equivalent to 5 weeks' rent (as above)

Any changes to the tenancy agreement at tenants request, £50 per change; Key replacement if lost

