

52

Westhill Road, Shanklin, Isle of Wight, PO37 6PY

TO LET

£1,350 Per Month

BCM Wilson Hill

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NO DEPOSIT OPTION AVAILABLE. 2 DOUBLE bedrooms, 2 RECEPTION ROOMS, plus LARGE CONSERVATORY, large GARDEN, ENVIABLE LOCATION, UNFURNISHED, AVAILABLE NOW.

THE PROPERTY

Nestled on the charming Westhill Road in Shanklin, this delightful house offers a unique blend of character and comfort. The property spans an inviting 775 square feet, providing ample space for both relaxation and entertaining.

As you approach the house, you will be greeted by its traditional architecture, which reflects the rich history of the area. Inside, the home boasts a warm and welcoming atmosphere, perfect for families or those seeking a peaceful retreat. The layout is thoughtfully designed to maximise space and light, creating a bright and airy environment throughout.

The accommodation comprises;

Entrance porch
Dining room with stairs to first floor.
Kitchen - modern, stylish with integrated oven, hob and extractor
Ground floor shower room
Large conservatory overlooking garden
Cosy lounge.

First floor
2 double bedrooms
Served by a shower room

Heating - gas central heating

The location is particularly appealing, as Shanklin is renowned for its stunning beaches and picturesque Old Village with its boutique shops and thatched pubs and teas rooms. Residents can enjoy the vibrant local community, with a variety of shops, suer market, cafes, pubs, restaurants, theatre and recreational activities nearby.

Services

Mains electricity, gas & water, which together with Council Tax and media are exclusive of the rent.

EPC

Rating D

Local authority

Isle of Wight Council - band C

Deposits

Holding deposit payable is £310 based on the advertised rent of £1,350pcm. Subject to contract the sum of the holding deposit will be deducted from the first month rent payable. The tenancy deposit payable, will be £1,555 based on the advertised rent of £1,350pcm, unless the applicant opts for the No Deposit Option "REPOSIT" - instead of paying e a cash deposit of £1,555, the applicant would pay a fee to Reposit equal to one weeks rent of £311.54 and then £30 per year thereafter - ask for details.

Pets

All considered at landlord's discretion



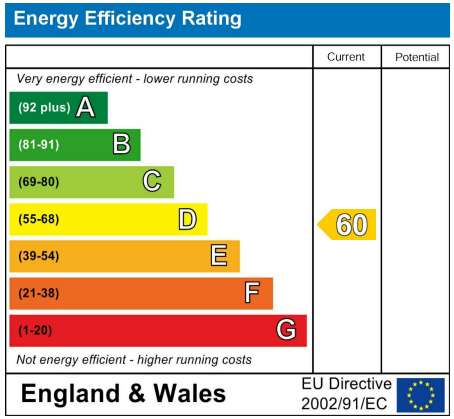












IMPORTANT NOTICE

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

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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

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