

61A

Bettesworth Road, Ryde, Isle of Wight, PO33 3EW

TO LET

£1,295 Per Calendar Month

BCM Wilson Hill

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NEW INSTRUCTION - NO DEPOSIT OPTION AVAILABLE - 3 BEDROOM, BRAND NEW BUILD SEMI-DETACHED HOUSE. SUPER ENERGY EFFICIENT 'A' RATED, OFF ROAD PARKING, STUNNING KITCHEN, LARGE GARDEN AND DECK. AVAILABLE NOW.

THE PROPERTY

Brand new build - 3 bedroom semi-detached house boasting a stunning kitchen with integrated appliances, Natural light floods the kitchen from two Velux skylights and large window overlooking the garden which enjoys a southerly aspect,

The property has been constructed to be in-keeping with the character of the street scene offering a unique blend of modern living and historical charm. The property has been thoughtfully designed to provide a comfortable and stylish home. Spanning an impressive 73 square meters, this residence features three well-proportioned bedrooms, perfect for a small family or those seeking extra space for guests or a home office.

The heart of the home is the spacious kitchen diner, which serves as an ideal space for catering whilst entertaining friends and family. The property boasts an impressive bathroom and together with a first floor WC, ensures convenience and privacy for all occupants.

One of the standout features of this property is the expansive lawn garden, providing a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. Additionally, the large deck offers an excellent area for al fresco dining or summer gatherings, making it a perfect spot to unwind after a long day.

This brand new build presents a rare opportunity for prospective renters, especially with the enticing no deposit option available. With its prime location in Ryde, residents will benefit from easy access to local amenities, schools, and transport links, making it an ideal choice for both families and professionals alike.

The accommodation comprises;
Entrance to the side approached by a wide block paved path.

Entrance hall with kitchen accessed, lounge to the front and bathroom between.
The outstanding kitchen boasts integrated oven, hob, microwave, fridge freezer, dishwasher and washing machine.
The bathroom provides the convenience of bath with a shower over.
Cosy lounge.
Stairs to first floor
Front double bedroom
Landing
WC
2 bedrooms to the rear of the property

Outside
Large lawned garden
Large wooden deck
Southerly aspect
Car parking at front of the property

Services

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

EPC

Rating A (super energy efficient)

Local authority

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

Deposits

Holding deposit payable is £295 based on the advertised rent of £1,295pcm. Subject to contract the sum of the holding deposit will be deducted from the first month rent payable. The tenancy deposit payable, will be £1,490 based on the advertised rent of £1,295pcm, unless the applicant opts for the No Deposit Option "REPOSIT" - instead of paying e a cash deposit of £1,490, the applicant would pay a fee to Reposit equal to one weeks rent of £298.84 and then £30 per year thereafter - ask for details.

Pets

All considered at landlord's discretion



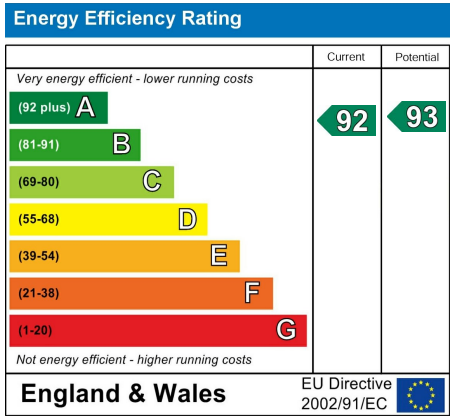












IMPORTANT NOTICE

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

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

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