

11

South View Close, Ryde, Isle of Wight, PO33 2FW

TO LET

£1,395 Per Month

BCM Wilson Hill

11

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ADJUSTED ASKING RENT # NO DEPOSIT OPTION AVAILABLE # 3 BEDROOMS. MASTER ENSUITE SHOWER ROOM, 3 STOREY HOUSE, LOCATED ON OUTSKIRTS OF TOWN CENTRE, UNFURNISHED, AVAILABLE NOW.

THE PROPERTY

South View Close in Ryde, is quiet residential development that presents an excellent opportunity for those seeking a modern family home located on the outskirts of Ryde town centre. Built in 2008, the property boasts a generous living space of 990 square feet, thoughtfully designed to cater to contemporary living.

The property is situated in a peaceful neighbourhood, while still being close to local amenities, schools and transport links.

The accommodation comprises;

Entrance hall, WITH BRAND NEW CARPET, and with WC off.
A spacious reception room, WITH BRAND NEW CARPET, perfect for both relaxation and entertaining guests with door leading to a low maintenance garden.
Fitted kitchen with integrated oven, hob, fridge freezer, washing machine.
Stairs to first floor;
Bathroom with shower over bath.
Rear double bedroom.
Master double bedroom with ensuite shower room.
Stairs to second floor;
Large double bedroom covering the footprint of the property - ideal teenagers room or home office.

Allocated parking for 1 car, plus visitors space on a first come first serve basis.

Services

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

EPC

Rating C

Local Authority

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

Deposits

Holding deposit payable is £320 based on the advertised rent of £1,395pcm. Subject to contract the sum of the holding deposit will be deducted from the first month rent payable. The tenancy deposit payable, will be £1,605 based on the advertised rent of £1,395pcm, unless the applicant opts for the No Deposit Option "REPOSIT" - instead of paying e a cash deposit of £1,605, the applicant would pay a fee to Reposit equal to one weeks rent of £321.92and then £30 per year thereafter - ask for details.

Pets

Considered at landlord's discretion



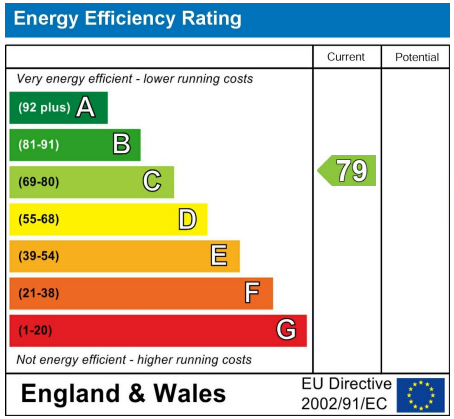












IMPORTANT NOTICE

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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