



£1,250 PCM
EVERSLEY, 26 QUEENS ROAD, RYDE, PO33 3BG

 **Seafields**

SUPERBLY SPACIOUS GROUND FLOOR APARTMENT WITH PRIVATE ENTRANCE!

A very charming unfurnished 4 BEDROOM period residence minutes from Ryde town amenities, beaches and transport links to the mainland. With its own front and rear entrances, the property comprises a delightful dual aspect sitting room with open fireplace and double doors leading through to the kitchen. The accommodation also offers a spacious kitchen with electric Aga, separate utility room, ensuite shower room to main bedroom plus a family bathroom with separate shower. Having been newly carpeted and decorated, this substantial property benefits from FRONT AND REAR GARDENS as well as off street PARKING, and must be seen to be appreciated.

Available: NOW * Council Tax Band: C * EPC Rating: E * Deposit £1,440.

ACCOMMODATION:

Storm porch with part glazed entrance door opening to:

INNER LOBBY: 2.69m x 2.13m (8'10 x 7'0)

Carpeted flooring. Door to Inner Hallway. Doors to impressive and welcoming Entrance Hall with feature Victorian tiled flooring. Radiator. Attractive archway to:

SITTING ROOM: 5.18m (into bay) x 3.96m (17'0 (into bay) x 13'0)

Spacious dual aspect room with deep bay sash windows to front and glazed window to side. Feature stone fireplace with stone hearth. Carpeted flooring. Radiators x 3. Television aerial point. Double doors opening to:

KITCHEN: 4.88m x 3.96m (16'0 x 13'0)

Bright, dual aspect room comprising a range of cupboard and drawer units with contrasting worksurfaces over. Inset 1.5 bowl sink unit.

Electric fuelled Aga with tiled splashback. Double glazed French doors and sidelight windows to rear, plus additional glazed window to side. Wood effect flooring.

Extractor fan. Returning door to Inner Lobby.

BEDROOM 1: 3.96m x 3.96m (13'0 x 13'0)

Well proportioned double room with sash window to front. Carpeted flooring. Radiator. Door and step up to:

ENSUITE: 2.74m x 1.52m (9'0 x 5'0)

White suite comprising a shower cubicle with electric Triton shower; pedestal wash hand basin and low level w.c. Tiling to principle areas. Tiled flooring. Glazed window to side. Extractor fan. Hatch providing access to electric meter in garage.

INNER HALLWAY: 7.32m x 0.91m (24'0 x 3'0)

L shaped split-level hallway with carpeted flooring. Wall lights. Radiator. Airing cupboard housing hot water tank. Doors to:

UTILITY ROOM: 1.52m x 1.17m (5'0 x 3'10)

Space and plumbing for washing machine and tumble dryer. Wash hand basin. Fitted shelving. Window to front. Radiator.

BEDROOM 2: 3.96m x 3.35m max (13'0 x 11'0 max)

Double room with double glazed door to rear opening to courtyard garden. Sidelight window to rear. Carpeted flooring.

BEDROOM 3: 3.96m x 3.05m (13'0 x 10'0)

A third double room with carpeted flooring. Double glazed window to rear. Television aerial point. Radiator.

BEDROOM 4: 3.99m x 2.13m (13'1 x 7'0)

Large single dual aspect room with double glazed windows to side and rear. Built-in shelving. Carpeted flooring. Radiator.

BATHROOM: 2.13m x 2.13m (7'0 x 7'0)

White suite comprising a shower cubicle with Mira electric shower; panelled bath; pedestal wash hand basin with mirror and light with shaver point above; low level w.c. Tiling to principle areas. Extractor fan. Radiator. Obscured double glazed window to rear.

OUTSIDE:

Enclosed private patio garden to rear with fence surround. Borders of various shrubs, plants and fruit trees. Additional private courtyard garden to rear accessed from Bedroom 2. Driveway providing residents' off street parking.

TENANTS' PERMITTED FEES:

LETTING FEES in accordance with the Tenant Fees Act 2019 (inclusive of VAT)

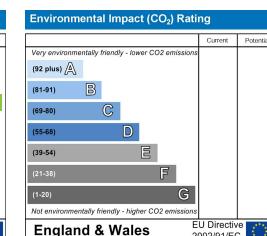
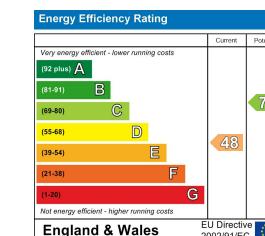
As well as paying the rent, you may also be required to make the following permitted payments.

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, to include adding pet: £50 per change; Key replacement if lost

Tenant's request for the early termination of the tenancy agreement: Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy.

During the tenancy (payable to the provider) if permitted and applicable: Utilities: gas, electricity, water, telephone/broadband; TV licence; Council Tax



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