



£1,595 PCM  
NEW LODGE APPLEY RISE, RYDE, ISLE OF WIGHT, PO33 1LF



**EXTENSIVELY REFURBISHED HOME OFFERING AN ENVIABLE COASTAL LIFESTYLE!**

A charming attached house located in very set back position within the desirable area of Appley Rise. This delightful property offers 4 BEDROOMS (3 doubles and 1 single) making it an ideal family home - in close proximity to the Canoe Lake, beautiful sandy beaches, town amenities, schools and Island/mainland transport links. The house has been NEWLY REFURBISHED ensuring a fresh and modern feel throughout. The accommodation also offers a lovely large sitting/dining room, newly installed modern kitchen - equipped with oven and hob - plus a ground floor cloakroom/wc and brand new first floor bath/shower room. Further benefits include GAS CENTRAL HEATING, double glazing, a good sized front LAWNED GARDEN plus OFF STREET PARKING.

Available: Now \* Deposit: £1840 \* Council Tax Band: D \* EPC: E

**ACCOMMODATION:**

Entrance door to:

**HALLWAY:** 2.64m x 3.02m (8'08 x 9'11)

Large hallway with new wood effect flooring. Stairs to first floor. Radiator. Doors to:

**DOWNSTAIRS W.C.:** 1.40m x 1.19m (4'07 x 3'11)

Newly decorated room with suite comprising w.c and wash hand basin. Vinyl flooring. Small window to side

**SITTING/DINING ROOM:** 6.30m x 5.77m (20'08 x 18'11)

Large and spacious reception room with 3 windows. Parquet flooring. Radiator. Built in glass display cabinet.

**KITCHEN:** 3.12m x 3.40m (10'03 x 11'02)

Brand new kitchen with a range of olive green cupboard and drawer units plus contrasting work tops. Inset stainless steel sink unit. Electric oven and hob with extractor over. Space and plumbing for washing machine, dishwasher and fridge/freezer. Vinyl flooring and double glazed window.

**FIRST FLOOR:**

Split level landing with doors to Bedrooms and Bath/Shower Room.

**BEDROOM 1:** 4.42m x 3.43m (14'06 x 11'03)

Large double bedroom with dual aspect double glazed windows. Radiator. Vanity unit with mirror above. Built in cupboard

**BEDROOM 2:** 4.47m x 3.53m (14'08 x 11'07)

Another large double bedroom with double glazed arched window. Grey laminate flooring. Vnity unit with mirror. Radiator.

**BEDROOM 3:** 3.10m x 2.74m (10'02 x 9'00)

A third double bedroom with double glazed window. Radiator. Grey laminate flooring. Built in cupboard.

**BEDROOM 4:** 3.45m x 2.67m (11'04 x 8'09)

An "L" shaped bedroom with dual aspect double glazed windows. Laminate flooring. Radiator.

**BATHROOM:** 2.54m x 2.46m (8'04 x 8'01)

New suite comprising bath, separate large shower cubicle, vanity wash basin and w.c. Tall free standing cupboard, Radiator. Double glazed window.

**GARDEN and PARKING:**

The property is set well back from the road and comprises a front garden which is mainly laid to lawn with assorted mature trees and bushes. There is an off street parking space.

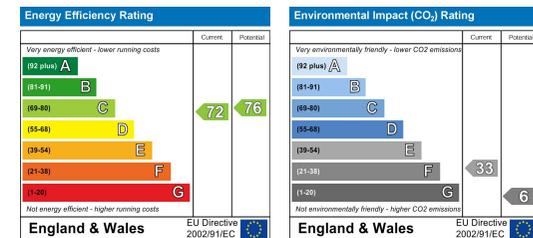
**TENANTS' PERMITTED FEES:**

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 Ltd '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. Tenant's request for early termination: Should the tenant wish to leave their contract early, they shall be liable to pay landlord's costs for re-letting property as well as rent due under the tenancy until the start date of the replacement tenancy. During the tenancy (payable to the provider): Utilities: electricity, water; telephone and broadband; Council Tax.



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