



47 Broadfields Avenue | | Cowes | PO31 7UD

£550 Per month



**Merriebank**  
LETTINGS

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 Cowes | PO31 7UD  
 £550 Per month

We have a spacious double room available on the ground floor of a well-maintained three-bedroom house share on Broadfields Avenue, Cowes. The room is fully furnished with a double bed, TV, wardrobe, chest of drawers, and bedside table. You will share a bathroom with just one other housemate, and all bills, including Wi-Fi, are included in the rent.

The house is designed with professionals in mind and offers a comfortable, homely atmosphere. It features three generous double bedrooms, a main bathroom, a spacious kitchen/diner, and a cozy lounge for relaxing or socialising. Additional benefits include gas central heating, double glazing, a garden, outdoor parking, and high-speed Wi-Fi throughout.

The location is ideal, just a short walk from Cowes town centre and its shops, cafés, and amenities. A nearby bus stop provides frequent services to Newport and St Mary's Hospital every six minutes, and the property also offers convenient access to cross-Solent links to Southampton. This is a perfect opportunity for a professional seeking a comfortable, ready-to-move-in home in a friendly house share.

- Spacious ground floor room
- Fully furnished with TV
- Shared bathroom with one
- All bills included in rent
- Gas central heating
- Double glazing throughout
- Garden and outdoor parking
- Short walk to town centre
- Frequent buses to Newport
- Ideal for professionals

Council Tax Band C | EPC Rating C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	