



Willows Close, Swanmore, Southampton, Hampshire, SO32 2EL

£1,250 per month

- First Floor coach house-style maisonette
 - Two double bedrooms
- Modern bathroom with shower over bath
 - Kitchen with cooker
 - Large integrated garage
 - Offered unfurnished



ACCOMMODATION

This lovely two-bedroom first-floor coach house-style property is new to the lettings market and is presented in excellent order throughout. Externally, there is a paved patio area overlooking the open green. A large integral garage has an electric door, storage units and plumbing facilities for a washing machine. The property has a large recessed understairs cupboard with an integral door to the staircase via the inner hallway.

The first floor comprises a large landing with the principal bedroom offering walk-through mirror-fronted wardrobes and a view to the front. Bedroom two also has space for a double bed. The modern white bathroom includes a shower over the bath. The spacious living room seamlessly connects to the kitchen, complete with an integrated cooker and a smart L-shaped layout. The property is offered essentially unfurnished and is set to become available towards the end of May 2024.

Security Deposit: £1,442.30 (Based on the current advertised rental)

Holding Deposit: £288.46 (Based on the current advertised rental)

Council Tax Band: C

Minimum Term: 12 months

SITUATION

The picturesque village of Swanmore, nestled on the edge of The South Downs National Park in the Meon Valley, is set between the popular towns of Bishops Waltham and Wickham. The property enjoys easy accessibility to the local amenities including the well-regarded local schools, village shop and pubs, and is within a short drive of the cathedral city of Winchester. Communications are excellent with the M3, A34 and M27 within easy reach providing access to London and the south coast.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.