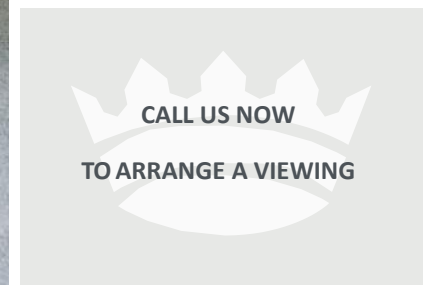




Barnes Close, West Wellow, Romsey, Hampshire, SO51 6ET



SPECIFICATION

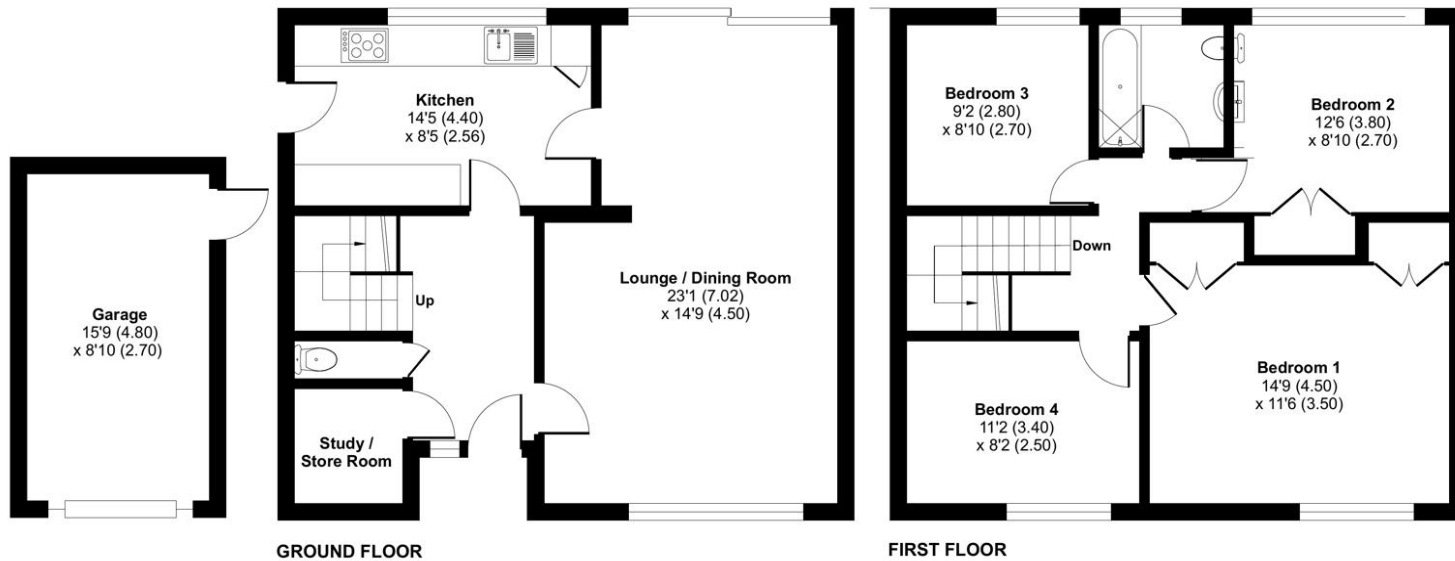
• 4 bedrooms • Detached family home • Large Garden • Driveway & garage • Unfurnished • Available for immediate occupation

ACCOMMODATION

This completely renovated 4 bedroom detached house is available for occupation May 2025 and is offered on an unfurnished basis. Located in a prime position in the heart of West Wellow the house is positioned in a generous plot with double width driveway parking for numerous vehicles that leads to an attached single garage with light and power. The rear garden has a delightful two-tiered patio with lawn and panel fencing which offers a high degree of privacy and side access. Internally the property has been recently decorated, as of last year, throughout with new carpets and a large open hallway has a ground floor cloakroom and small study room and door to large open living room with sliding patio doors to garden and newly fitted kitchen with an array of white good appliances. Upstairs the principal bedroom has extensive range of wardrobes and three further reasonably sized bedrooms that are served by the newly installed bathroom with electric shower over the bath.



Approximate Area = 1197 sq ft / 111.2 sq m
Garage = 140 sq ft / 13 sq m
Total = 1337 sq ft / 124.2 sq m
For identification only - Not to scale



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



Scan the QR code to find out more information about this property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1151245



SITUATION

West Wellow enjoys a rural feel benefitting from stunning open countryside and farmland whilst offering ideal commuter links, within easy reach of the M27 and A36 road networks. There is excellent local schooling for all ages both in the state and private sector with a wealth of recreational facilities. Wellow is well served with traditional village amenities including a convenience store, choice of butchers, pharmacy and public house. The market town of Romsey is also within a short distance providing a more extensive range of amenities. The nearby glorious New Forest National Park offers a wealth of outdoor activities and places of natural beauty to visit and explore.

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band E
Minimum Term 12 Months

£2,200 PER MONTH

Security Deposit £2,538.46 (based on advertised rental price)
Holding Deposit £507.69 (based on advertised rental price)



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