

Purdie & Swan

Lettings and Property Management



Boyton Mead, Allbrook, SO50 4QD
Rent: £1,650 pcm EPC Rating: C Council Tax Band: C



Property Features

CAR PORT PARKING FOR ONE CAR * ENCLOSED GARDEN * NO PETS * LARGE EAT IN KITCHEN * AVAILABLE NOW * PRIVATE ALLOCATED PARKING SPACE FOR FURTHER CAR * COMMUNAL BIKE STORE * PHONE, TV AND SATELLITE POINTS TO SITTING ROOM, KITCHEN & ALL BEDROOMS * CLOSE TO SOUTHAMPTON AIRPORT.

Description

A modern end of terrace house situated on this exclusive development which was previously the courtyard of a Grade II listed house. The house is finished to a high standard, newly redecorated throughout and benefits from one car port parking space and further allocated private space plus a communal bike store. Allbrook is a perfect location for the M3 and M27 and their onward links plus it is very close to Southampton Airport and train station with direct lines into London. It is also in catchment for Otterbourne Primary School and for secondary there is Thornden School. The property comprises; double aspect sitting room, cloakroom, kitchen/dining room with Neff double oven, gas hob, extractor fan, dishwasher, fridge/freezer and doors to the garden. There is a separate utility room with combined washer/dryer, storage and sink. Upstairs there is the principal bedroom with ensuite shower room, two further double bedrooms and bathroom. There is an enclosed garden with gate, car port parking for one car, allocated private parking space for a further car and communal bike storage. Gas central heating and hot water and all services are mains connected.

Additional Information

Postcode: SO50 4QD

Available: Now

Eastleigh Borough Council: Tax band C

EPC Rating: C

Unfurnished

No pets

Deposit: £1903 (five weeks based on advertised rent)

Holding deposit: £380 (one week based on advertised rent)

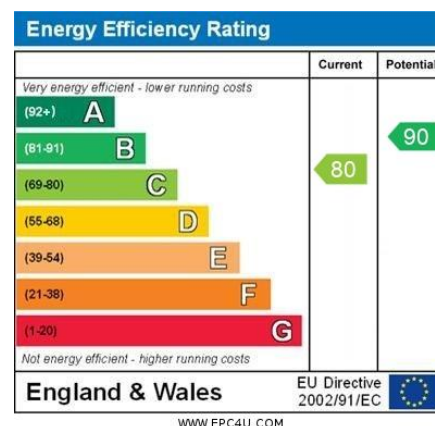
Broadband available refer to the Ofcom Checker for more detail

Superfast Fibre Broadband – Up to 76 Mbps download speed

Mobile Signal/Coverage (refer to the Ofcom Checker for more detail

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>);

Providers available with likely good coverage: Three, EE, O2, Vodafone



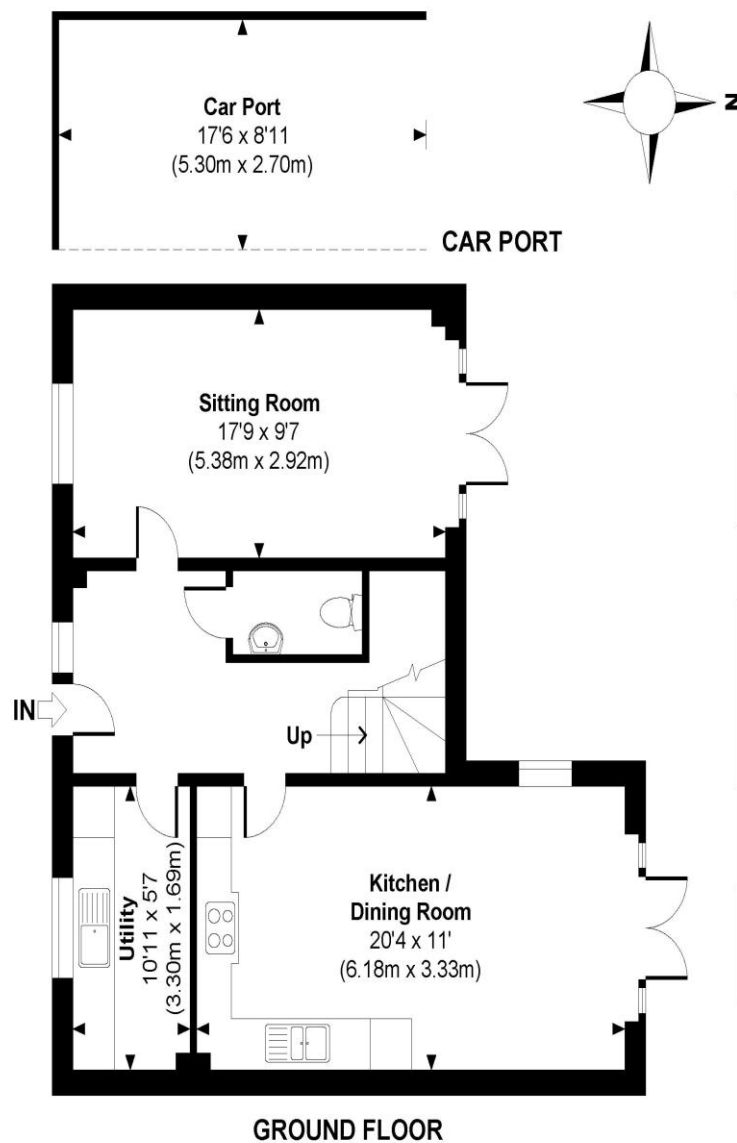
AGENTS DETAILS

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We wish to inform you that these particulars, which are believed to be accurate, are set out for your guidance only, and do not constitute or form part of an offer or contract. You should satisfy yourself by inspection, searches, enquiries and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of Purdie & Swan or the vendor or lessor. All measurements, distances and the proportions of the floor plans provided are approximate. We have not carried out a survey nor tested the services, appliances and specific fittings. Fixtures, fittings and furnishings are not included unless specifically described. It should not be assumed that the property remains as shown in the photographs. Amounts quoted are exclusive of VAT if applicable.



Indicates restricted room height less than 1.5m.

Boyton Mead

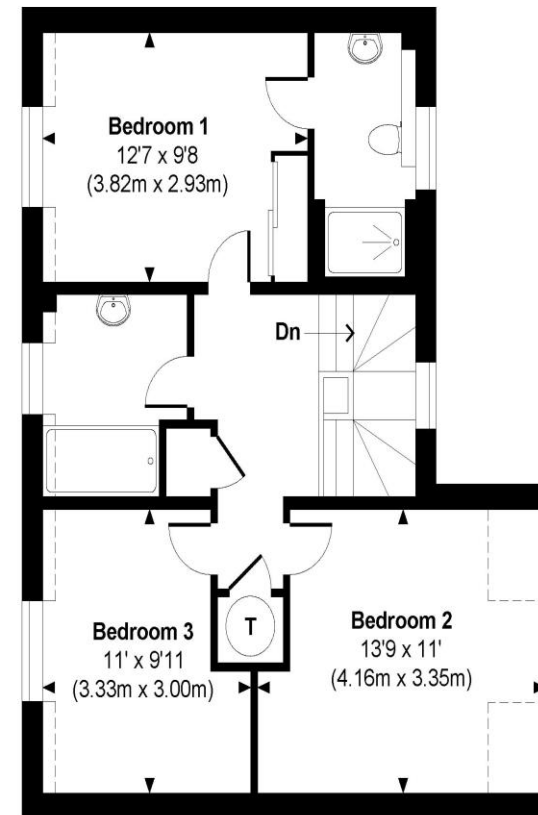
Approximate Gross Internal Area

Main House = 1204 Sq Ft / 111.85 Sq M

Car Port = 154 Sq Ft / 14.31 Sq M

Total = 1358 Sq Ft / 126.16 Sq M

Outbuildings are not shown in correct orientation or location.
Includes areas with Restricted room height.



FIRST FLOOR



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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