

Purdie & Swan

Lettings and Property Management

Tees Farm Road, Colden Common, SO21 1UQ
Rent: £1,750 pcm EPC Rating: D Council Tax Band: C



Property Features

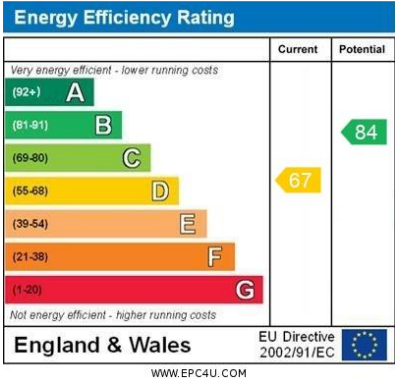
TERRACED HOUSE * GARDEN * POPULAR VILLAGE LOCATION * WALKING DISTANCE COLDEN COMMON PRIMARY SCHOOL * LARGE KITCHEN/DINING ROOM * ON STREET FREE PARKING * MANAGED BY AGENT * GARAGE * GOOD LOCAL AMENITIES.

Description

A spacious end of terrace home finished in neutral tones in the heart of this popular village close to the local amenities and within close proximity of Winchester, Chandlers Ford, Eastleigh and Southampton Airport. The property is in catchment for Colden Common Primary School and King's Secondary School in Winchester. On the ground floor there is a living room with an ornamental fireplace, large eat in kitchen/dining room with doors leading to the garden with integrated dishwasher and gas hob and double oven, there is also a washing machine, dryer and fridge/freezer which can either remain or be removed based on preference. Off the kitchen is a versatile additional living space which would work well as a playroom, study, or snug, complemented by a downstairs cloakroom and a practical porch area. Upstairs, there is a generously sized principal bedroom with double wardrobes and a modern en suite shower room. There is also a second large double bedroom, a comfortable single bedroom, and a family bathroom complete with a corner bath and heated towel rail. To the outside is an enclosed garden mainly laid to lawn and with gates that lead to a garage and there is free on street parking. Gas central heating and hot water and all services are mains connected, with double glazing throughout.

Additional Information

Postcode: SO21 1UQ
Available: 15th August 2025
Winchester City Council: Tax band C
EPC Rating: D
Unfurnished
A pet at the Landlord's discretion
Deposit: £2019 (five weeks based on advertised rent)
Holding deposit: £403 (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
Standard Broadband – Up to 21 Mbps to 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



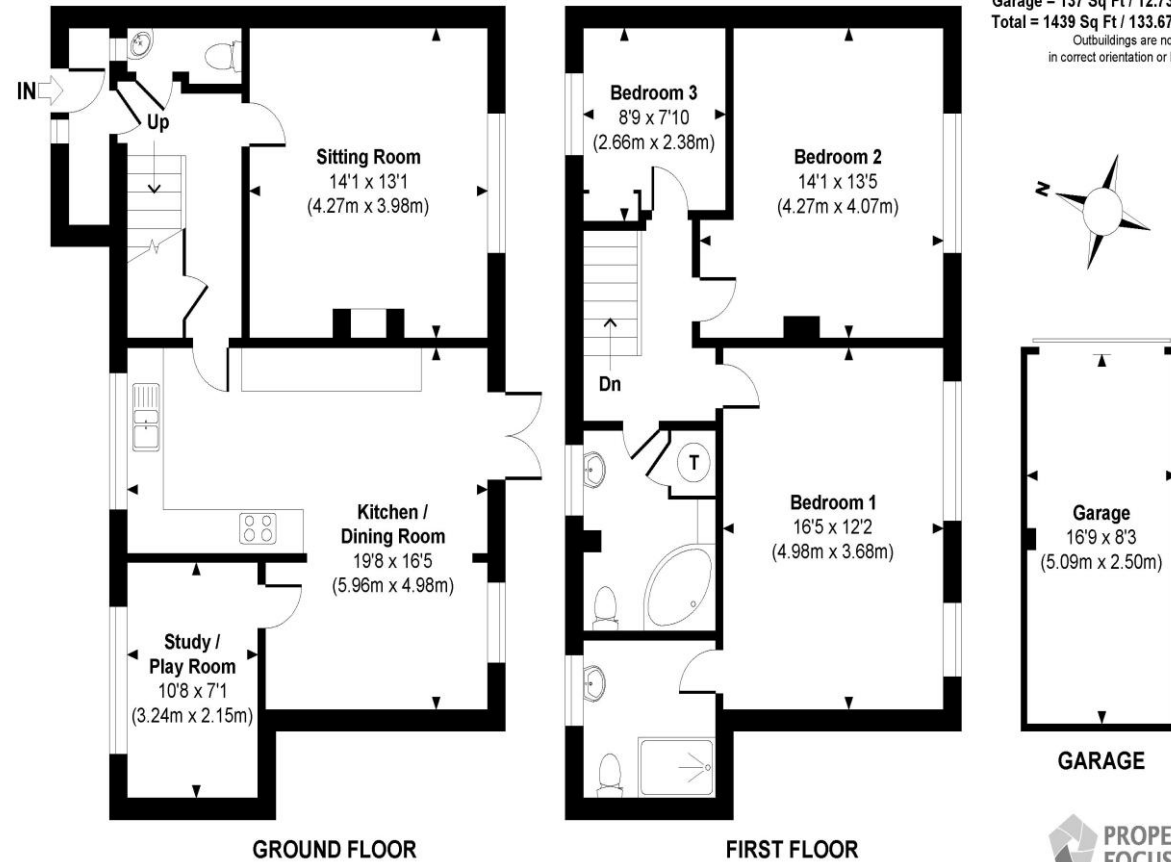
AGENTS DETAILS

T - 01962 842155
E - katherine@purdieandswan.co.uk
W - www.purdieandswan.co.uk

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.

Tees Farm Road

Approximate Gross Internal Area
Main House = 1302 Sq Ft / 120.94 Sq M
Garage = 137 Sq Ft / 12.73 Sq M
Total = 1439 Sq Ft / 133.67 Sq M
Outbuildings are not shown
in correct orientation or location.



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