



, Bakers Crescent, Eastleigh, SO50 9QT
£1,500 PCM

3 bedroom house TO LET comprising of Hall, Cloakroom, Living / Dining room, Kitchen/ Breakfast room, 3 bedrooms with an en-suite shower to the master and a family bathroom serving the further two bedrooms. The property benefits from an enclosed rear garden, and two off road parking spaces. Conveniently located within walking distance of the town centre amenities and easy access on to the M3 and M27 motorways. UNFURNISHED & AVAILABLE END MAY !!

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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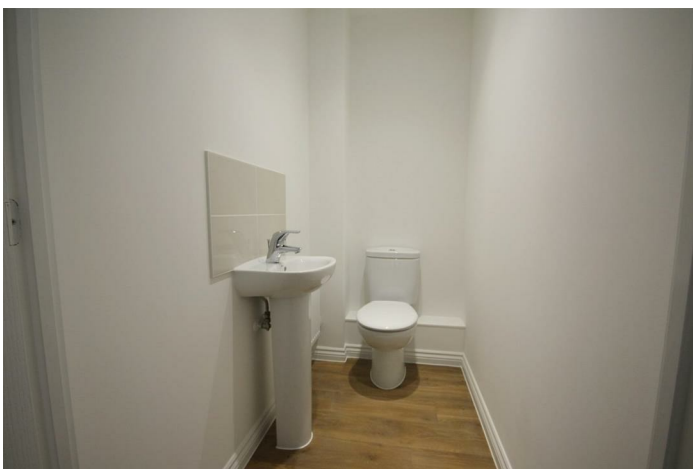
The property is accessed from the front along a flagstone path to a canopied entrance where an external courtesy light and obscure glazed panelled door opens onto

ENTRANCE HALLWAY

Staircase leading to the first floor landing with useful storage cupboard underneath benefitting from a telephone point and lighting. A further door opens to a further storage cupboard. Laminate floor covering, provision of power points, BT Open Reach telephone point, single panelled radiator, wall mounted circuit breaker box. Five downlighters and a wired in smoke alarm, wall mounted Honeywell digital thermostat for the central heating. All internal doors are of a four panelled design with chrome door furniture.

CLOAKROOM

Fitted with a two piece white suite comprising close coupled dual flush wc, pedestal wash hand basin with a chrome mono bloc, tiled splashbacks, radiator, two downlighters and an extractor fan.



LOUNGE / DINING ROOM 16'0" x 13'8" (4.9 x 4.17)

Two double glazed windows to the rear aspect overlooking the garden. Continuation of the laminate floor covering, single and double panelled radiator, provision of power points, television aerial point, wiring for wall mounted television. Honeywell digital thermostat, smooth plastered ceiling with downlighters



DINING AREA 8'6" x 8'5" (approx.) (2.6 x 2.57 approx.)

A pair of double glazed French doors gives direct access onto an area of patio and the rear garden. Two wall light points.

KITCHEN / BREAKFAST ROOM 11'3" x 9'1" (3.45 x 2.78)

Accessed from the hallway, double glazed window to the front aspect. Fitted with a range of dark grey gloss fronted cabinets with stainless steel style handles, inset one and a half bowl single drainer stainless steel sink unit with a chrome mono bloc mixer tap over, marble effect roll edged heat resistant worksurfaces with matching upstands. Integrated Zanussi dishwasher, automatic washing machine, fridge freezer. Electric fan assisted oven, inset four burner gas hob with stainless steel extractor canopy above. Fitted with a good range of matching wall mounted cupboards one concealing an Ideal Logic gas boiler for the central heating and domestic hot water supply. Radiator, provision of power points. Space for a breakfast table.



FIRST FLOOR ACCOMMODATION

The landing is accessed from the hallway by a straight flight staircase with wooden white painted balustrades. The landing has accessed to the roof void, ceiling light point, provision of power points and a radiator.

BEDROOM 1 10'6" (+ depth of robes) x 10'5" (+door recess) (3.21 (+ depth of robes) x 3.2 (+door recess))

Double glazed window to the front aspect, radiator, provision of power points, telephone extension points, smooth plastered ceiling, ceiling light point, high mounted television aerial point. Triple aspect full height wardrobes providing a good degree of hanging rail and storage. A door opens to an ensuite shower room.



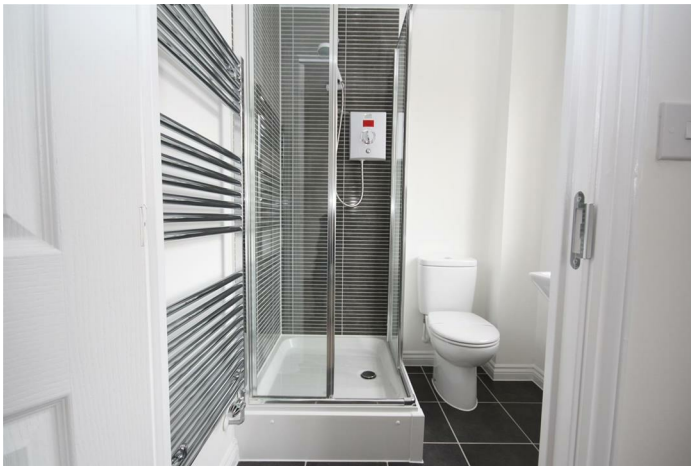
BEDROOM 3 11'3" x 6'4" (3.43 x 1.94)

Double glazed window to the rear aspect, radiator, provision of power points, telephone point. Fitted double wardrobe with sliding mirrored doors with hanging rail and storage.



ENSUITE SHOWER ROOM

Fitted with a three piece suite comprising fully tiled shower cubicle with shower screen and an Aqualisa shower, close coupled dual flush wc, pedestal wash hand basin with chrome mono bloc tap over. Ceramic tiled floor, ceramic tiled walls, obscure double glazed window to the front aspect, ceiling light point and extractor. Plumbed in chrome heated towel rail.



FAMILY BATHROOM 6'3" x 6'6" (1.925 x 2.0)

Fitted with a three piece white suite comprising panelled bath with plumbed in shower and shower screen above, pedestal wash hand basin with a chrome mixer tap, close couple dual flush wc. Tiled to full height around bath and shower area, tiled splashback to basin. Mirror, plumbed in heated towel rail, ceramic glazed tiled floor, ceiling light point and an extractor fan.



BEDROOM 2 11'1" x 9'4" (excl door recess) (3.4 x 2.87 (excl door recess))

Double glazed window to the rear aspect, radiator, provision of power points, telephone extension point. Fitted full height double mirrored wardrobe with sliding doors providing hanging rail and storage.



EXTERNALLY

TO THE FRONT

The property benefits from 2 allocated off road parking spaces to the front of the property

TO THE REAR

Fully enclosed by timber panelled fencing. An area of paved patio provides a pleasant seating area continuing down one side to a rear pedestrian gate giving access. Garden shed.



COUNCIL TAX BAND C



