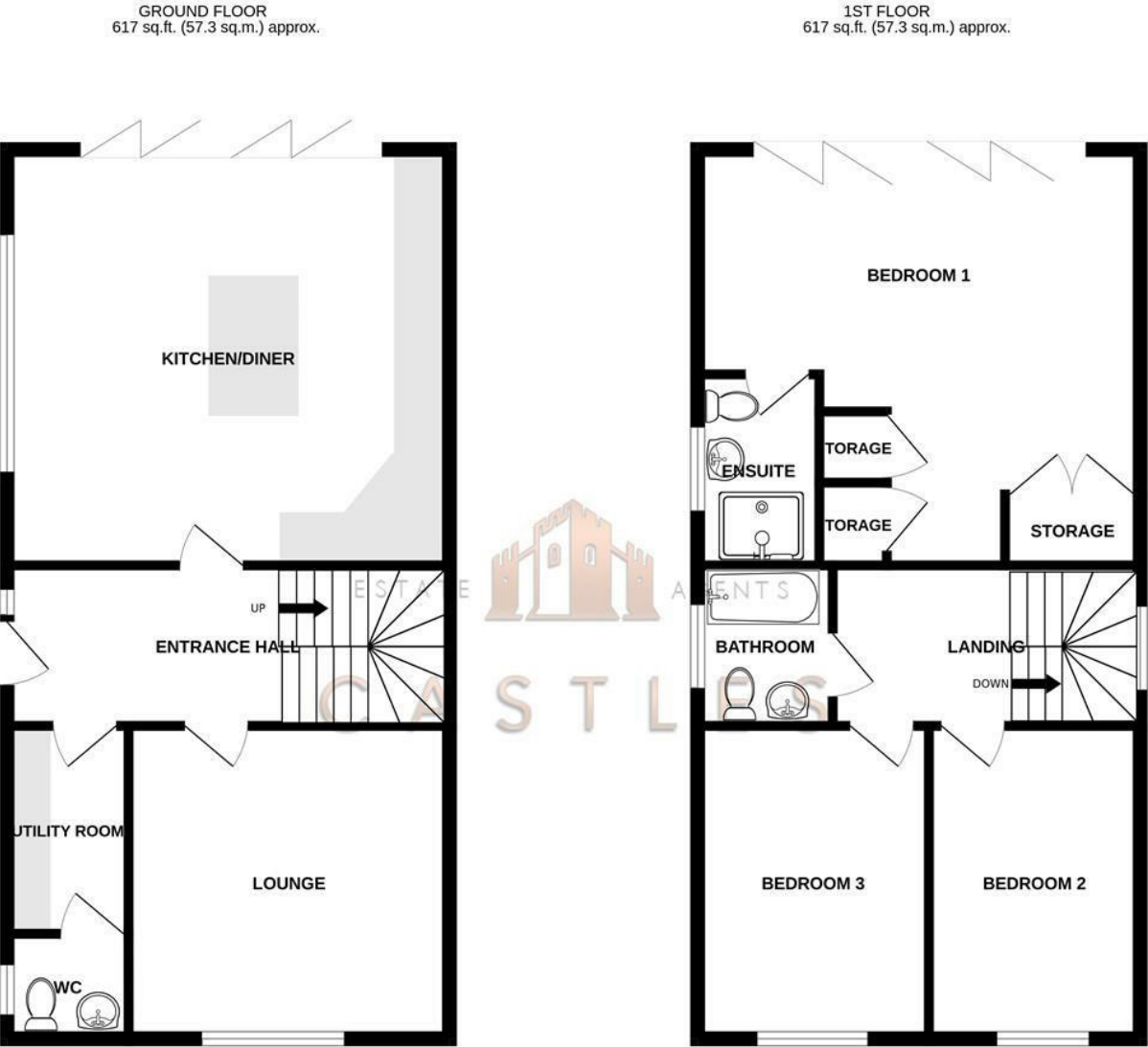


Floor Plan

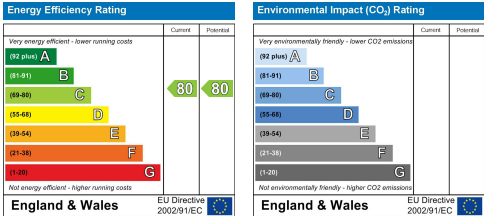


TOTAL FLOOR AREA : 1234 sq.ft. (114.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



33 Durrants Road

Rowland's Castle, PO9 6BE

We are delighted to welcome to the rental market this beautifully presented modern three bedroom family home in the requested location of Durrants Road, Rowlands Castle.

Internally the property has been finished to a high specification and comprises entrance hallway, utility room with additional storage and cloakroom, spacious living room, open plan kitchen/dining room with integrated appliances and bi-fold doors opening onto the garden. To the first floor is the primary bedroom with built in wardrobes, en-suite shower room and bi-fold doors with Juliette balcony, two further double bedrooms and the family bathroom.

Externally is the enclosed rear garden which laid to lawn with patio area and cabin/ home office as well as off road parking. The property is offered unfurnished and available now.

The property is a short distance from the village green surrounded by local shops, pubs, restaurants, doctors surgery, golf club, country walks and a train station.

£2,250 Per month

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

33 Durrants Road
Rowland's Castle, PO9 6BE



- DETACHED HOME
- THREE BEDROOMS
- ROWLANDS CASTLE LOCATION
- AVAILABLE SEPTEMBER
- MODERN PROPERTY
- TWO BATHROOMS
- OPEN PLAN KITCHEN DINER

LOUNGE
13'9" x 11'1" (4.2 x 3.4)

KITCHEN/DINER
19'0" x 15'8" (5.8 x 4.8)

UTILITY ROOM
6'10" x 4'11" (2.1 x 1.5)

BEDROOM 1
19'0" x 15'8" (5.8 x 4.8)

BEDROOM 2
11'1" x 9'6" (3.4 x 2.9)

BEDROOM 3
11'1" x 8'10" (3.4 x 2.7)

ENSUITE
7'6" x 4'11" (2.3 x 1.5)

BATHROOM
6'2" x 5'2" (1.9 x 1.6)

Lettings Information
Holding Deposit (a maximum of 1 weeks rent): £519 based on Advertised Rental to reserve property.

Minimum Rental Term of Six Months

Payable Deposit (a maximum of 5 weeks rent): £2596

Council Tax Band: E

EPC Rating: C

Right To Rent - Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right To Rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

We are proud to be members of The Property Ombudsman and UK Association of Letting Agents. A outline of our fees can be found on our website and displayed in our office.

