



90 Doe Copse Way, New Milton, Hampshire. BH25 5GN

£1,795 Monthly



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
01425 625 500





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A redecorated and re carpeted four bedroom, two reception room, two bathroom house detached unfurnished house to let from 18 July 2024. The house is located on a sought after development within easy reach of Town Centre and Schools.



UNDER COVER ENTRANCE

Composite style door provides access to:

ENTRANCE HALL (6' 5" X 4' 9") OR (1.95M X 1.45M)

Ceiling light point, mains voltage smoke detector, double glazed window to front aspect, telephone point, wall mounted central heating thermostat, double panelled radiator, power point, staircase to first floor landing, door provides access to:

SITTING ROOM (16' 0" X 11' 7") OR (4.88M X 3.54M)

Ceiling light point, UPVC double glazed window facing front aspect with radiator beneath. Attractive Adam style fireplace surround with electric coal effect fire, satellite connection point, power points, double opening doors provide access to:

DINING ROOM (11' 7" X 8' 8") OR (3.52M X 2.64M)

Ceiling light point, UPVC sliding patio doors provide access to patio and rear garden. Garden benefits from a Southerly aspect, double panelled radiator and door provides access to:

KITCHEN BREAKFAST ROOM (13' 9" X 11' 7") OR (4.18M X 3.53M)

Ceiling downlight, UPVC double glazed windows facing side and rear garden aspects with double glazed door providing access to patio and rear garden. Double panelled radiator. Comprehensive range of eye level and floor mounted kitchen units with eye level and floor mounted kitchen units with laminated roll top work surfaces with four ring stainless steel gas hob with Hotpoint double oven beneath. Ariston filter hood, one and a half bowl sink unit in white with single drainer and chrome effect swan necked mixer tap above, space for upright fridge/freezer, space for breakfast table, door provides access to under stairs storage cupboard and door leads to:

UTILITY ROOM (5' 10" X 4' 11") OR (1.78M X 1.51M)

Space and plumbing for automatic washing machine/tumble dryer. Wall mounted Worcester gas fired central heating boiler. Double glazed window facing side aspect, stainless steel sink with single drainer and swan necked mixer tap, fitted storage cupboard, radiator, ceiling light, power points. Programmer for boiler.

CLOAKROOM

Ceiling light, UPVC double glazed window facing front aspect, modern low level WC, pedestal wash hand basin, tiled splash back, radiator.

FIRST FLOOR LANDING (6' 0" X 5' 8") OR (1.84M X 1.72M)

Ceiling light point, mains voltage smoke detector, access to loft via roof hatch, door provides access to airing cupboard with modern pressurised hot water cylinder with slatted shelving above. Fitted immersion heater, power point to landing, door provides access to:

BEDROOM 1 (12' 11" X 11' 9") OR (3.93M X 3.58M)

Ceiling light point, UPVC double glazed window facing front aspect with radiator beneath with independent thermostat, telephone point, power points, range of wardrobes fitted to recess, TV aerial point and door provides access to:

EN SUITE SHOWER ROOM (5' 4" X 5' 1") OR (1.63M X 1.54M)

Opaque UPVC double glazed window facing front aspect. Enclosed shower cubicle providing access to the Aqualisa shower mixer control with adjustable shower attachment above, low level WC, wash hand basin with monobloc mixer tap, shaver socket to one side, radiator.

BEDROOM 2 (14' 11" X 8' 5") OR (4.55M X 2.56M)

Ceiling light point, UPVC double glazed window facing front aspect, radiator beneath with independent thermostat, power points.

BEDROOM 3 (9' 11" X 8' 7") OR (3.01M X 2.62M)

Ceiling light point, UPVC double glazed window facing rear aspect with radiator beneath with independent thermostat, power points.

BEDROOM 4 (9' 11" X 8' 4") OR (3.01M X 2.55M)

Ceiling light point, UPVC double glazed window facing rear aspect, power points.

BATHROOM (6' 2" X 5' 5") OR (1.89M X 1.66M)

Opaque UPVC double glazed window facing rear aspect, white suite comprising panelled enclosed bath with twin hand grips and shower attachment, low level WC with concealed cistern, wash hand basin with monobloc mixer tap with pop-up waste, shaver socket, radiator, ceiling extractor.

OUTSIDE

Tarmac drive provides off road parking for two vehicles and in turn leads to:

GARAGE

Attached single garage which benefits from eaves storage space, ceiling light, access to electric and gas meters and safety trip consumer unit. Power points. Single glazed door provides access to rear garden.

REAR GARDEN

Patio adjoins the rear of the property, the garden is laid to lawn, glazed storage shed to one corner. The garden is enclosed by fencing to all three sides concealed by Evergreen Shrubs and Bushes. Mature Oak tree to rear boundary, path provides access to garage, gate provides return access to driveway, outside water tap.



VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down the road and take the second turning right into Gore Road. Proceed along Gore Road until reaching Stem Lane on the right, turn into Stem Lane and proceed over the railway bridge and Doe Copse Way will be found on the right in a short while.

PLEASE NOTE

Please Note All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

DPS

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.com. The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme. Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

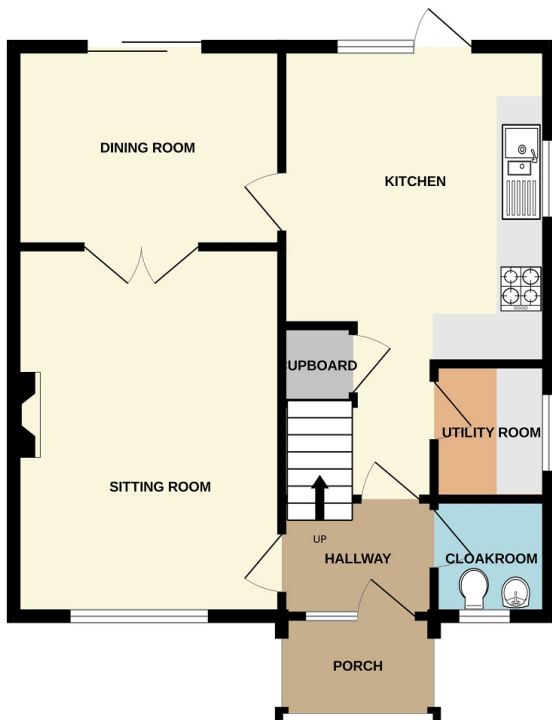
COUNCIL TAX

The council tax for this property is band F

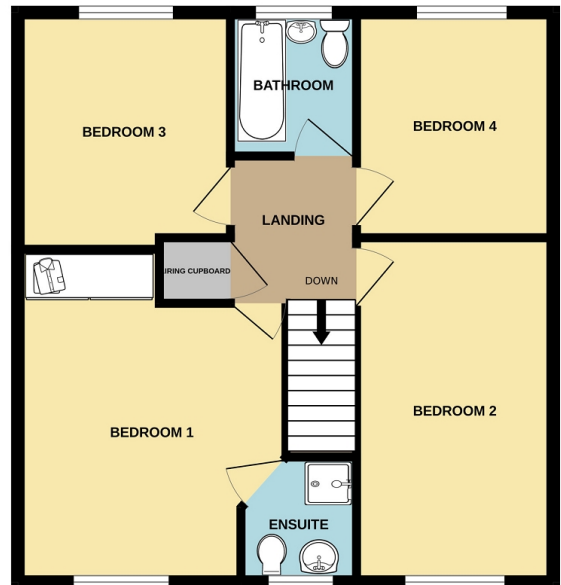
EPC RATING

The EPC rating for this property is D67

GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
573 sq.ft. (53.2 sq.m.) approx.



ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA : 1170 sq.ft. (108.7 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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.